

# Table of Contents

<b>Table of Contents .....</b>	<b>1</b>
<b>Executive Summary Report .....</b>	<b>3</b>
<i>Sales Sample Representation of Population - Year Built or Year Renovated.....</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area.....</i>	<i>5</i>
<i>Sales Sample Representation of Population - Grade.....</i>	<i>6</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated .....</i>	<i>7</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area .....</i>	<i>8</i>
<i>Comparison of 2006 and 2007 Per Square Foot Values by Grade .....</i>	<i>9</i>
<i>Population Summary.....</i>	<i>10</i>
<b>Area Map .....</b>	<b>11</b>
<b>Analysis Process.....</b>	<b>12</b>
<i>Highest and Best Use Analysis.....</i>	<i>12</i>
<i>Special Assumptions, Departures and Limiting Conditions .....</i>	<i>13</i>
<i>Identification of the Area .....</i>	<i>14</i>
Name or Designation: .....	14
Boundaries: .....	14
Maps: .....	14
Area Description:.....	14
<i>Preliminary Ratio Analysis .....</i>	<i>14</i>
<i>Scope of Data.....</i>	<i>14</i>
Land Value Data:.....	14
Improved Parcel Total Value Data: .....	15
<b>Land Model.....</b>	<b>16</b>
<i>Model Development, Description and Conclusions.....</i>	<i>16</i>
<i>Land Value Model Calibration .....</i>	<i>17</i>
<i>Vacant Sales Used In This Physical Inspection Analysis.....</i>	<i>47</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>50</i>
<b>Improved Parcel Total Value Model: .....</b>	<b>51</b>
<i>Model Development, Description and Conclusions.....</i>	<i>51</i>
<i>Improved Parcel Total Value Model Calibration .....</i>	<i>52</i>
<i>Glossary for Improved Sales.....</i>	<i>54</i>

<i>Improved Sales Used In This Physical Inspection Analysis.....</i>	<i>55</i>
<i>Improved Sales Removed From This Physical Inspection Analysis.....</i>	<i>73</i>
<b>Model Validation.....</b>	<b>82</b>
<i>Total Value Model Conclusions, Recommendations and Validation:.....</i>	<i>82</i>
<i>Area 33 Physical Inspection Ratio Confidence Intervals.....</i>	<i>83</i>
<i>2006 Improved All Parcel Ratio Analysis.....</i>	<i>85</i>
<i>2007 Improved All Parcel Ratio Analysis.....</i>	<i>86</i>
<i>2006 Improved Uplands Parcel Ratio Analysis.....</i>	<i>87</i>
<i>2007 Improved Uplands Parcel Ratio Analysis.....</i>	<i>88</i>
<i>2006 Improved Waterfront Parcel Ratio Analysis.....</i>	<i>89</i>
<i>2007 Improved Waterfront Parcel Ratio Analysis.....</i>	<i>90</i>
<b>USPAP Compliance.....</b>	<b>91</b>
<i>Client and Intended Use of the Appraisal:.....</i>	<i>91</i>
<i>Definition and date of value estimate: .....</i>	<i>91</i>
Market Value .....	91
Highest and Best Use.....	91
Date of Value Estimate.....	92
<i>Property rights appraised:.....</i>	<i>92</i>
Fee Simple .....	92
<i>Assumptions and Limiting Conditions: .....</i>	<i>92</i>
<i>Scope Of Work Performed: .....</i>	<i>93</i>
<i>CERTIFICATION: .....</i>	<i>93</i>

## Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

**Area Name / Number:** West Bellevue / 33

**Previous Physical Inspection:** 2002

### Sales - Improved Summary:

Number of Sales: 535

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2006 Value</b>	\$613,400	\$751,500	\$1,364,900	\$1,590,000	85.8%	22.26%
<b>2007 Value</b>	\$943,900	\$618,100	\$1,562,000	\$1,590,000	98.2%	15.47%
<b>Change</b>	+\$330,500	-\$133,400	+\$197,100		+12.4%	-6.79%
<b>% Change</b>	+53.9%	-17.8%	+14.4%		+14.5%	-30.50%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -6.79% and -30.50% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2006 Value</b>	\$741,600	\$668,000	\$1,409,600
<b>2007 Value</b>	\$1,081,100	\$510,200	\$1,591,300
<b>Percent Change</b>	+45.8%	-23.6%	+12.9%

Number of improved Parcels in the Population: 4011

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

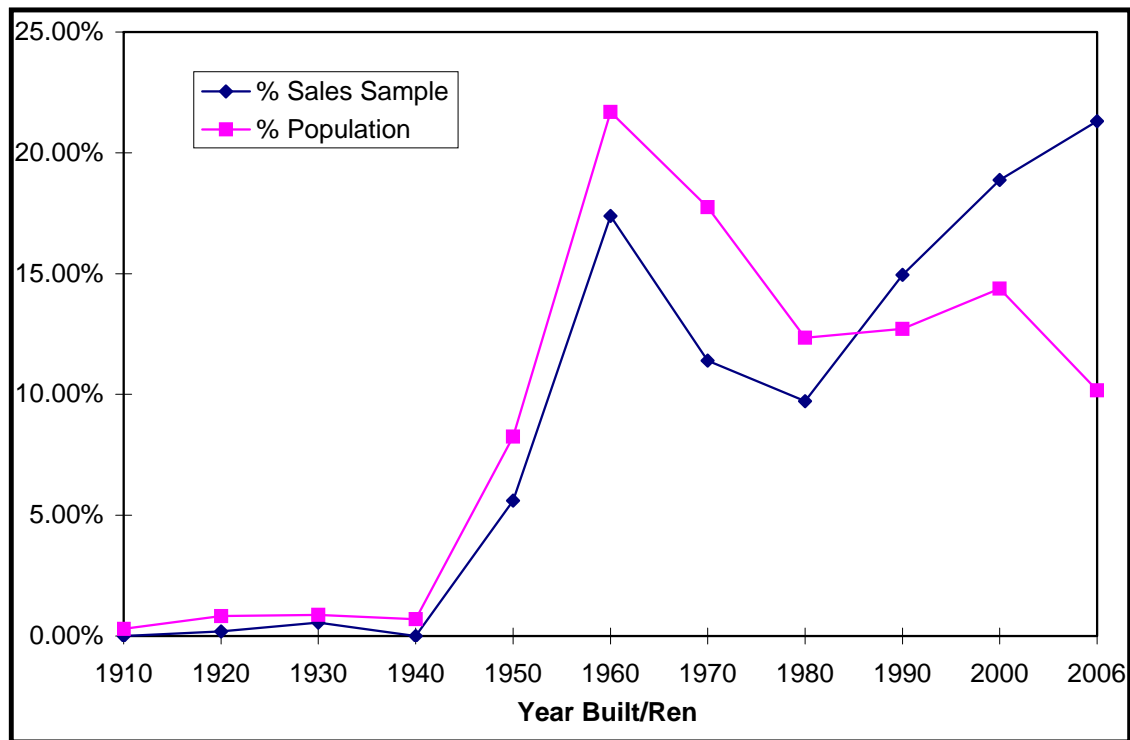
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

### Sales Sample Representation of Population - Year Built or Year Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.19%
1930	3	0.56%
1940	0	0.00%
1950	30	5.61%
1960	93	17.38%
1970	61	11.40%
1980	52	9.72%
1990	80	14.95%
2000	101	18.88%
2006	114	21.31%
	535	

Year Built/Ren	Frequency	% Population
1910	12	0.30%
1920	33	0.82%
1930	35	0.87%
1940	28	0.70%
1950	331	8.25%
1960	870	21.69%
1970	712	17.75%
1980	495	12.34%
1990	510	12.72%
2000	577	14.39%
2006	408	10.17%
	4011	

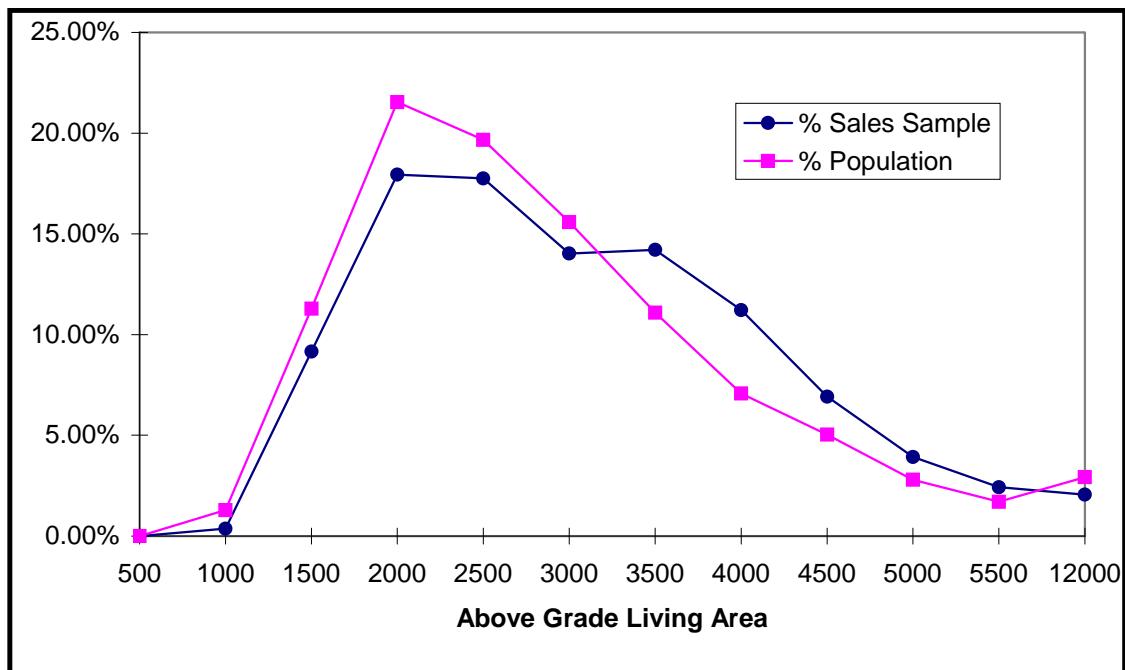


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.37%
1500	49	9.16%
2000	96	17.94%
2500	95	17.76%
3000	75	14.02%
3500	76	14.21%
4000	60	11.21%
4500	37	6.92%
5000	21	3.93%
5500	13	2.43%
12000	11	2.06%
	535	

<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	52	1.30%
1500	453	11.29%
2000	864	21.54%
2500	789	19.67%
3000	625	15.58%
3500	445	11.09%
4000	284	7.08%
4500	202	5.04%
5000	112	2.79%
5500	68	1.70%
12000	117	2.92%
	4011	

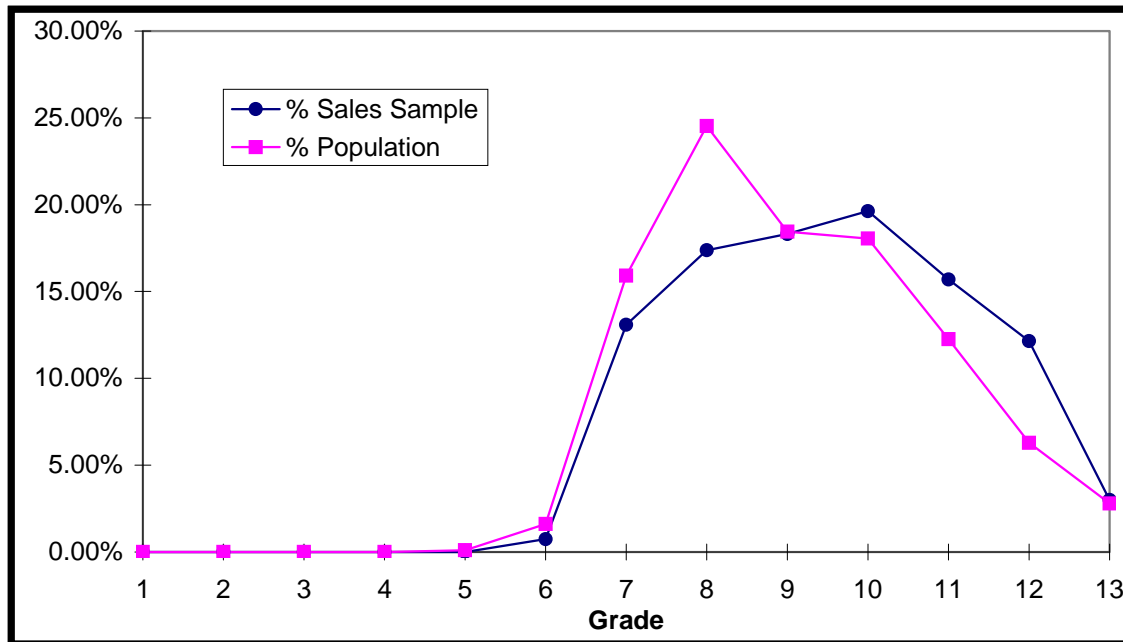


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

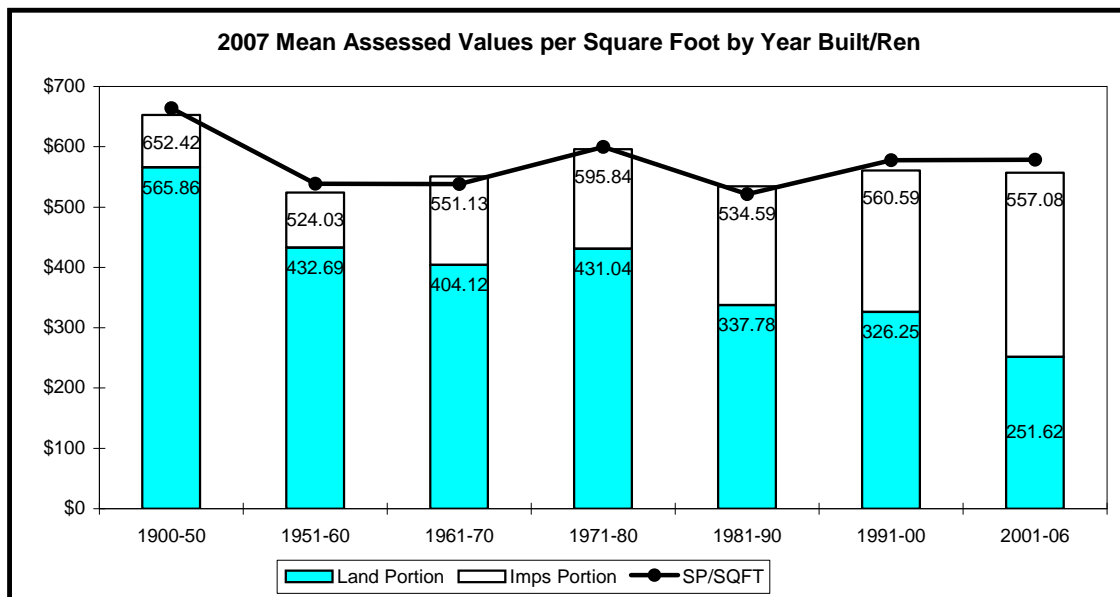
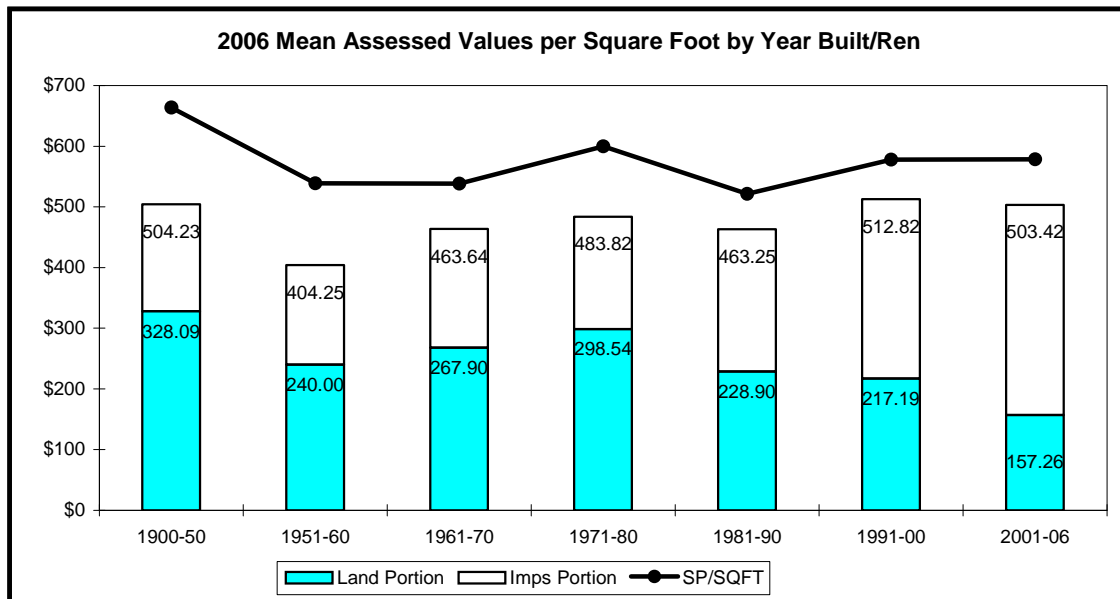
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	0.75%
7	70	13.08%
8	93	17.38%
9	98	18.32%
10	105	19.63%
11	84	15.70%
12	65	12.15%
13	16	2.99%
	535	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.10%
6	65	1.62%
7	638	15.91%
8	984	24.53%
9	740	18.45%
10	724	18.05%
11	492	12.27%
12	252	6.28%
13	112	2.79%
	4011	



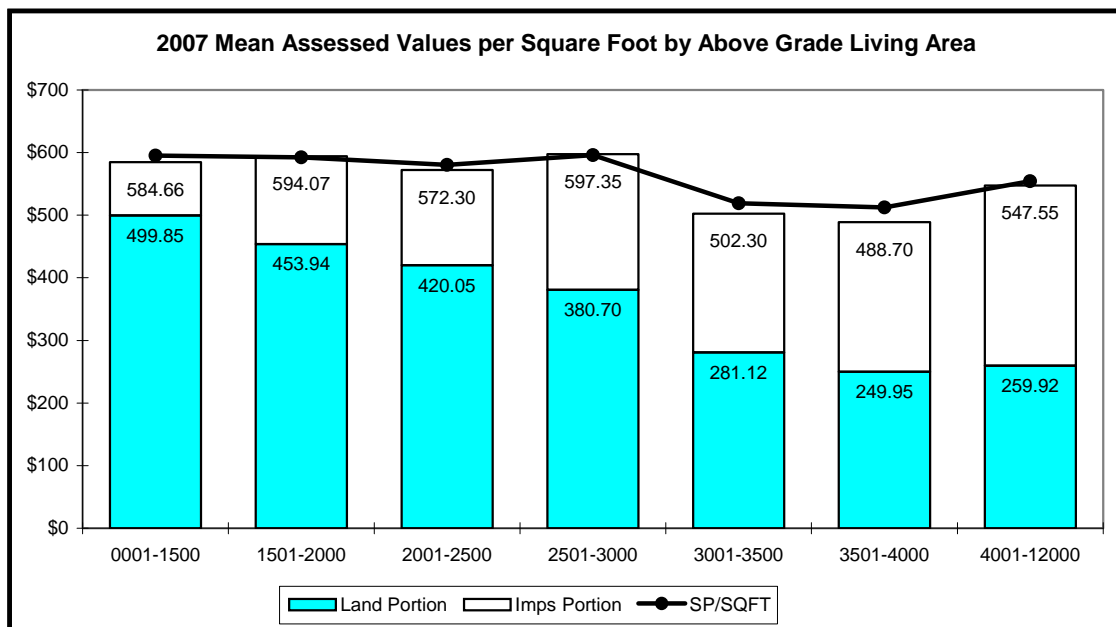
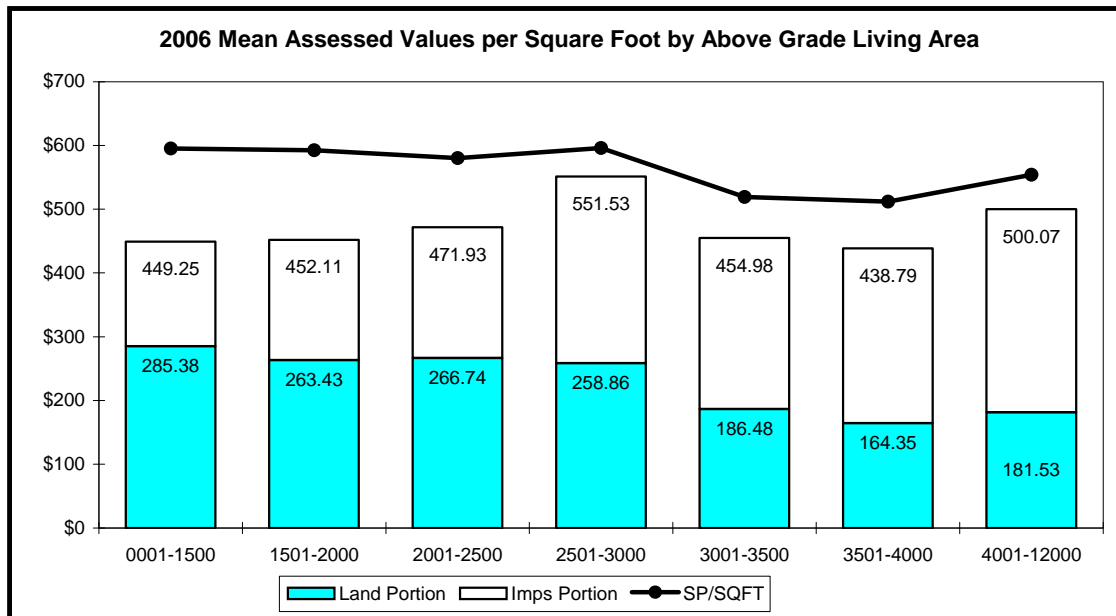
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated**



These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

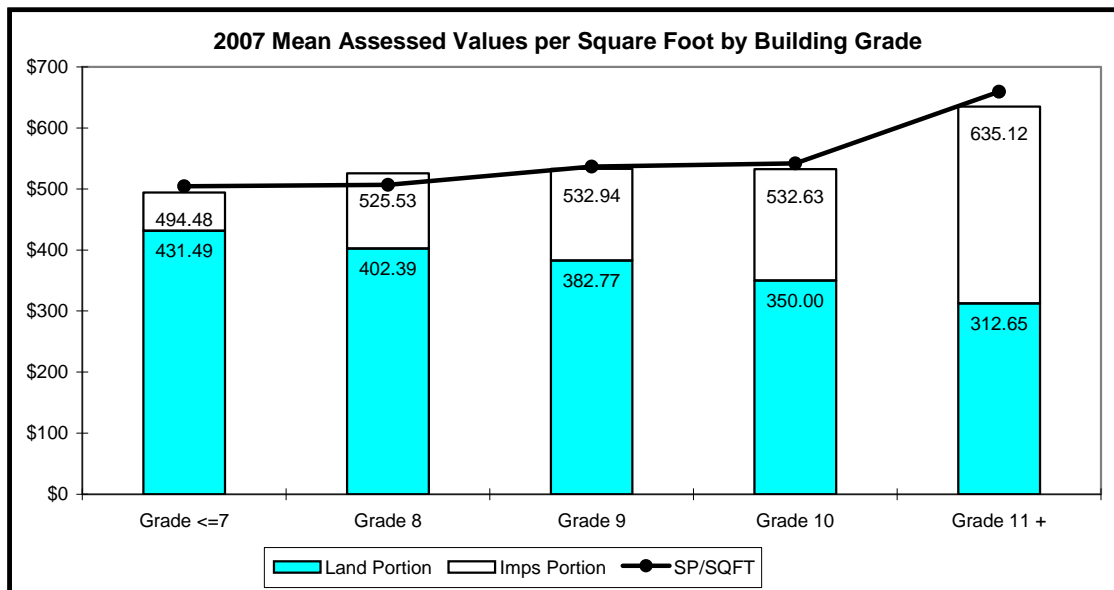
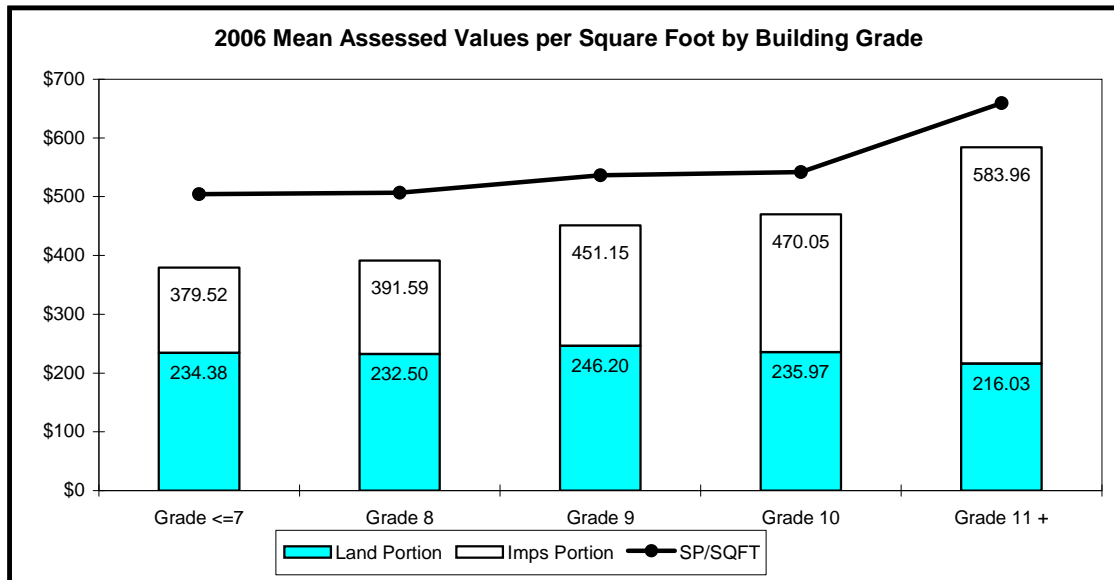
## **Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

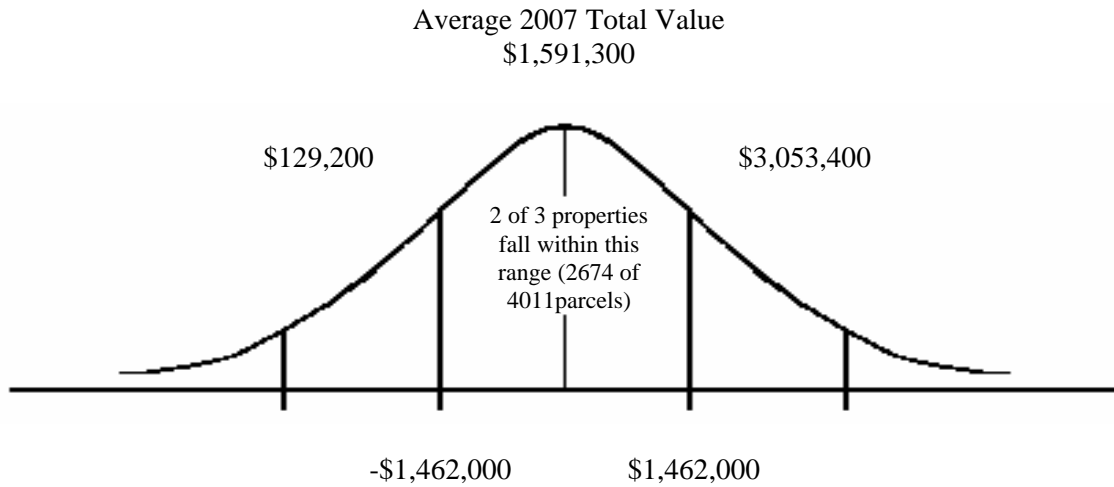


## Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### ***Population Summary***

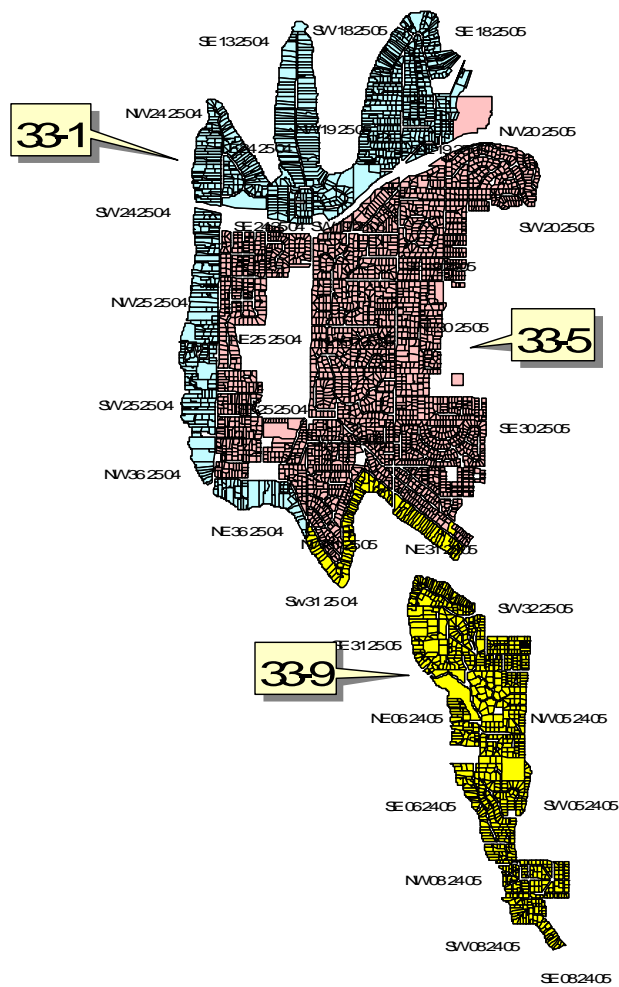


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map

**AREA 33**



## Analysis Process

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 1/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: West Bellevue

### **Boundaries:**

This area is defined by the boundaries of Lake Washington on the West, North and Southwest, 104<sup>th</sup> Avenue SE on the northeast, 100<sup>th</sup> Avenue NE on the southeast, and I-90 on the South.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 33 is located on the eastside of Lake Washington and west of the central business district of Bellevue. It includes the municipalities of Hunts Point, Yarrow Point, Evergreen Point, Medina, Clyde Hill, Beaux Arts and a portion of Bellevue. Three major highways serve the area that provide access to Seattle and communities to the north, south, and east. Area 33 includes some of the most prestigious and expensive properties in King County. Situated along the western, southwestern and northern boundaries of Area 33 are the waterfront properties. Many of the upland parcels have expansive views of Lake Washington and the skylines of Seattle and Bellevue, as well as, varying views of the Olympics and Cascade Mountains. The regional economy includes a large employment base in the high-tech industries and other businesses. Residential property values continue to rise, with marketing times ranging 1 to 6 months. Improved properties are very diversified and range from estate parcels with mansions to small grade 6 single family dwellings. The area has a population of 4,682 parcels with 610 being waterfront with 93% of the parcels improved.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 22.26% to 15.47%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. There were 104 vacant land sales that were utilized to establish reliable land values for Area 33. Of the 104 vacant land sales 7 were waterfront.

**Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 4,682 parcels in Area 33; 610 are waterfront parcels and 4342 are uplands parcels. Approximately 7% of the 4,682 parcels are vacant and 37% of the vacant parcels are either exempt or considered non-buildable.

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. There were 104 vacant land sales that were utilized to establish reliable land values for Area 33. Of the 104 vacant land sales 7 were waterfront.

Base land values for waterfront were calculated on a per front foot basis with adjustments for estate size lots, topography, restricted size/shape, restricted access, flag lots, pumping stations and traffic noise impacts.

Base land values for the uplands were calculated on a per site value per plat taking into consideration site sizes. Tax lots were valued by lot size rather than on a per site basis. Adjustments for all upland parcels included view amenities for Lake Washington, Territorial, Bellevue and Seattle skylines, Olympic and Cascade Mountain views, as well as traffic noise impacts, topography, restricted access and restricted size/shape.

A list of vacant sales used and those considered not reflective of market are included in the following sections.



## ***Land Value Model Calibration***

### **Area 33-1 Waterfront**

#### **Land Value Model Calibration**

The waterfront land values in area 33-1 are shown on a per front foot basis with adjustments for topography, total usable site area, exposure and view, access, known slide history and proximity to SR 520. Typically, building sites start a 35 water front feet and increase from there. Those fewer than 35 water front feet are usually flag or waterfront lots that are separate from the building sites.

<b>YARROW POINT</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
SW 18 25 05	West	\$40,000
	West Facing Hunts Pt.	\$38,000
SE 18 25 05	North	\$40,000
	East & North East	\$37,000
NW 19 25 05	West	\$35,000

<b>HUNTS POINT</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
SE 13 25 04	North	\$65,000
	West	\$65,000
	East	\$50,000
NW 19 25 05	Canal (Cozy Cove)	\$30,000
NE 24 25 04	West (NW)	\$60,000
	West (Evergreen Point)	\$55,000
	East	\$50,000 to \$45,000
	Canal/Bulkhead	\$50,000 to \$25,000
	Canal Facing North	\$30,000
SE 24 25 04	Canal	\$25,000

**Waterfront Land Valuation Model 33-1 (continued)**

<b>EVERGREEN POINT</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
NE 24 25 04	East	\$40,000 to \$30,000
NW 24 25 04	NE	\$43,000 to \$40,000
SW 24 25 04	West	\$46,000 to \$43,000

<b>MEDINA</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
NW 25 25 04	West	\$50,000
	Exception: Major 400050	\$25,000
	(Very small lots; average size 10,000 square feet)	
SW 25 25 04	West	\$50,000
NW 36 25 04	West	\$52,000
NE 36 25 04	Southwest/South	\$52,000

## Waterfront Land Valuation Model 33-1 (continued)

### Adjustments

<b>Estate Lots</b>	<b>Adjustments</b>
Yarrow Point > 1 acre	+10%
Hunts Point > 3 acres	+10%
Medina > 3 acres	+15% to +30%
<b>Full Depth lots</b>	
Evergreen Point > 1 acre	+5% to +20%
Medina > 2 acres	+5% to +10%
<b>Large lots</b>	
Medina >2 acres <=3 acres	+5%
<b>Topography</b>	-5% to -50%
<b>Restricted Access</b>	
to waterfront/ to improvement/ no access	-10% to -20%
<b>Restricted Size/Shape</b>	-5% to -60%
<b>Steep Drive</b>	-5% to -10%
<b>Adjacent to Medina City Hall &amp; Public Beach</b>	-10%
<b>Other Parks</b>	-5% to -10%
<b>Reverse flag lots</b>	-5%
(Flag handle not at waterfront)	
<b>Pumping Stations</b>	-\$5,000
<b>Traffic</b>	
Moderate	-5% to -7%
High	-10% to -15%
Extreme	-20% to -35%
Note extreme traffic coding is for SR520	

### Uplands Land Valuation Model 33-1

The Uplands model for area 33-1 is shown by geographic neighborhood: Yarrow Point, Hunts Point, Evergreen Point and Medina.

<b>YARROW POINT</b>	
<b>Map Quarter Section</b>	<b>Site Value</b>
SE 18 25 05	\$750,000 to \$1,800,000
<b>Major</b>	
980810	\$975,000 to \$1,200,000
980870	\$700,000 to \$1,800,000
<b>Map Quarter Section</b>	
SW 18 25 05	
<b>Major</b>	
159190	\$900,000
220740	\$900,000
980810	\$990,000 to \$1,050,000
980870	\$885,000 to \$990,000
<b>Tax Lots</b>	
182505	\$900,000
<b>Map Quarter Section</b>	
NE 19 25 05	\$600,000 to \$850,000
<b>Major</b>	
866230	\$800,000 to \$825,000
866240	\$825,000
980810	\$600,000 to \$800,000
980850	\$800,000 to \$825,000
980870	\$750,000 to \$850,000
<b>Tax Lots</b>	
192505	\$550,000 to \$1,200,000

### Uplands Land Valuation Model 33-1 (continued)

<b>YARROW POINT</b>	
<b>Map Quarter Section</b>	<b>Site Value</b>
NW 19 25 05	\$700,000 - \$850,000
<b>Major</b>	
179520	\$850,000
206800	\$825,000
339500	\$825,000 to \$850,000
262900	\$800,000 to \$825,000
637720	\$850,000
753680	\$800,000 to \$950,000
757520	\$850,000
980865	\$825,000 to \$850,000
980900	\$825,000
<b>Tax Lots</b>	
192505	\$750,000 to \$875,000

<b>HUNTS POINT</b>	
<b>Map Quarter Section</b>	<b>Site Value</b>
SW 19 25 05	
<b>Major</b>	
054010	\$700,000 to \$1,000,000
353690	\$850,000 to \$900,000
<b>Map Quarter Section</b>	
SE 24 25 04	
<b>Major</b>	
353790	\$650,000 to \$675,000
<b>Tax Lots</b>	
242504	\$825,000 to \$975,000

**Uplands Land Valuation Model 33-1 (continued)**

<b>EVERGREEN POINT</b>	
	<b>Site Value</b>
<b>Map Quarter Section</b>	
NE 24 25 04	
<b>Major</b>	
739730	\$800,000 to \$1,200,000
1 acre	\$1,600,000
<b>Map Quarter Section</b>	
NW 24 25 04	
<b>Tax Lots</b>	\$1,000,000 to \$1,400,000
Exception:	
Tax Lot 242504-9184	\$750,000

<b>MEDINA</b>	
	<b>Site Value</b>
<b>Map Quarter Section</b>	
SW 24 25 04	
<b>Major</b>	
926960	\$1,000,000 to \$1,400,000
<b>Tax Lots</b>	
242504	\$1,000,000 to \$1,300,000
1 acre to < 5 acres	\$1,600,000 x acres
Exception:	
Tax Lot 242504-9180	\$600,000

**Uplands Land Valuation Model 33-1 (continued)**

<b>MEDINA</b>	
	<b>Site Value</b>
<b>Map Quarter Section</b>	
NW 25 25 04	
<b>Major</b>	
399990	\$750,000 to \$1,275,000
400050	\$500,000 to \$1,250,000
920890	\$700,000 to \$1,100,000
1 acre to < 5 acres	\$1,600,000 x acres
<b>Map Quarter Section</b>	
SW 25 25 04	
<b>Major</b>	
194230	\$1,300,000
226030	\$1,000,000
<b>Tax Lots</b>	
252504	\$1,000,000 to \$1,550,000
1 acre to < 5 acres	\$1,600,000 x acres
<b>Map Quarter Section</b>	
NE 36 25 04	
<b>Major</b>	
201870	\$650,000 to \$1,300,000
<b>Tax Lots</b>	
362504	\$600,000 to \$1,350,000
1 acre to < 5 acres	\$1,600,000 x acres

## Upland Land Valuation Model 33-1 (continued)

### Adjustments:

#### Traffic/Noise:

Extreme:	-25% to -50%
High:	-10% to -25%
Moderate:	-5% to -10%

**Topography:** -5% to -35%

**Restricted Size/Shape:** -5% to -20%

### View Adjustments:

#### Additive

View	Grade	Adjustment
<b>Lake Washington</b>	Fair	+ 5% to +15%
	Average	+ 20% to +25%
	Good	+ 30% to +50%
	Excellent	+ 50% to +65%
<b>Territorial</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%
<b>Olympics/Cascades</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%
<b>Seattle Skyline</b>	Average	+ 15%
	Good	+ 20%
	Excellent	+ 25%
<b>Mt. Rainier</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%



## Upland Land Valuation Model 33-1 (continued)

### Adjustments for Waterfront Rights

Qsec	Sec	Tw	Rng	Major	Minor	Adjustment
SE	18	25	05	565350	0010	+\$50,000
SE	18	25	05	565350	0020	+\$50,000
SE	18	25	05	565350	0030	+\$50,000
SE	18	25	05	565350	0040	+\$50,000
SE	18	25	05	980870	0830	+\$50,000
NW	19	25	05	206800	0130	+\$56,000
NW	19	25	05	206800	0160	+\$56,000
NE	24	25	04	739730	0012	+\$35,000
NE	24	25	04	739730	0013	+\$35,000
NW	25	25	04	400050	0005	+\$32,000
NW	25	25	04	400050	0010	+\$32,000
NW	25	25	04	400050	0025	+\$48,000
NW	25	25	04	400050	0030	+\$32,000
NW	25	25	04	400050	0035	+\$32,000
NW	25	25	04	400050	0040	+\$32,000
NW	25	25	04	400050	0045	+\$32,000
NW	25	25	04	920890	0065	+\$100,000
NW	25	25	04	920890	0075	+\$100,000
NW	25	25	04	920890	0076	+\$100,000
NW	25	25	04	920890	0077	+\$100,000
NW	25	25	04	920890	0078	+\$100,000
NW	25	25	04	920890	0080	+\$100,000
SW	25	25	04	252504	9015*	+\$1,125,000
SW	25	25	04	252504	9215*	+\$1,125,000
SW	25	25	04	252504	9216*	+\$1,125,000
SW	25	25	04	252504	9224*	+\$1,125,000
NE	36	25	04	362504	9040	+\$59,000
NE	36	25	04	362504	9082	+\$119,000
NE	36	25	04	362504	9086	+\$59,000

The additional value attributed for the waterfront rights was added to the base land value for each of the Upland parcels referenced above. The adjustments for undivided interest range from \$32,000 to \$1,125,000; the typical adjustment was \$50,000.

\*Exception to this are parcels 252504-9015, 9215, 9216, & 9224, they share 300 feet of waterfront and an additional 2.28 acres of common ground.

### Upland Land Valuation Model 33-1 (continued)

**Yarrow Beach Club** (includes waterfront and non-waterfront parcels sharing community beach property).

Qsec	Sec	Tw	Rng	Major	Minor	Adjustment
SE	18	25	05	980870	0839	+\$70,000
					0844	+\$70,000
					0845	+\$70,000
					0846	+\$70,000
					0847	+\$70,000
					0848	+\$70,000
					0849	+\$70,000
					0850	+\$70,000
					0851	+\$70,000

### Waterfront parcels with additional waterfront rights to community beaches

Qsec	Sec	Tw	Rng	Major	Minor	Adjustment
NW	25	25	04	400050	0055	+\$32,000
					0065	+\$32,000
					0070	+\$64,000
					0075	+\$32,000
					0080	+\$64,000
					0090	+\$48,000
					0095	+\$80,000
				920890	0079	+\$80,000

### Land Valuation Model 33-5

This area is divided into six market areas identified as Medina, Groat Point- Medina Heights, Lockleven & Finley's Garden, Clyde Hill, Vuecrest and Spring Hill, based on neighborhood characteristics, views, and market areas.

#### Medina

The Medina neighborhood is defined as the area to the east of Evergreen Point Drive, west of 84<sup>th</sup> Avenue NE, south of SR 520 and north of NE 6<sup>th</sup> Street.

Major/Quarter Section	Site Value
SE 24-25-04	
<b>Major</b>	
247270	\$600,000
326230	\$500,000 to \$800,000
542570	\$500,000 to \$700,000
542630	\$500,000 to \$700,000
542710	\$800,000
542711	\$800,000
Tax Lot	
242504	
1 acre to < 5 acres	\$1,350,000 x acres
<b>Map Quarter Section</b>	
NE 25 25 04	
<b>Major</b>	
247000	\$850,000 to \$1,300,000
247010	\$950,000 to \$1,500,000
326230	\$500,000 to \$800,000

## Land Valuation Model 33-5 (continued)

### Medina

Map Quarter Section	Site Value
SE 25 25 04	
<b>Major</b>	
247020	\$900,000
302530	\$600,000 to \$950,000
542680	\$500,000
<b>Tax Lots</b>	
252504	\$600,000 to \$1,250,000
<b>Map Quarter Section</b>	
NE 36 25 04	
<b>Major</b>	
201870	\$680,000 to \$1,200,000
<b>Tax Lots</b>	
362504	\$620,000 to \$1,300,000

### Groat Point-Medina Heights

The Groat Point-Medina Heights neighborhood is defined as the area lying south of NE 8<sup>th</sup> Street between Lake Washington Blvd. and 81<sup>st</sup> Avenue NE.

Map Quarter Section	Site Value
NW 31-25-05	
<b>Major</b>	
542470	\$700,000 to \$1,400,000
644730	\$600,000 to \$1,400,000

## Land Valuation Model 33-5 (continued)

### Lochleven & Finley's Garden

The Lochleven & Finley's Garden neighborhood is defined as the area between 84<sup>th</sup> Avenue NE and 100<sup>th</sup> Avenue, and generally along the axis of NE 1<sup>st</sup> Street. The northern boundary is NE 8<sup>th</sup> Street west to 92<sup>nd</sup> Avenue NE, and then south of NE 12<sup>th</sup> Street to 84<sup>th</sup> Avenue NE. The southern boundary is the Groat Point-Medina Heights neighborhood and NE Lake Washington Blvd.

Map Quarter Section	Site Value
SW 30 25 05	
<b>Major</b>	
062690	\$700,000 to \$1,150,000
187290	\$600,000 to \$1,300,000
221050	\$625,000 to \$910,000
373800	\$750,000
931330	\$665,000
931390	\$650,000
<b>Map Quarter Section</b>	
NW 31 25 05	
<b>Major</b>	
187290	\$600,000 to \$1,300,000
<b>Map Quarter Section</b>	
NE 31 25 05	
<b>Major</b>	
249810	\$775,000
438920	\$650,000 to \$1,350,000
805600	\$650,000 to \$1,200,000

## Land Valuation Model 33-5 (continued)

### VueCrest

VueCrest neighborhood is defined as the area encompassing the Vuecrest subdivision.

Map Quarter Section	Site Value
SE 30 25 05	
<b>Major</b>	
896480	
Base lot less than 17,000 sqft	\$850,000
Base lot 17,000 to 19,999 sqft	\$892,000
Base lot 20,000 +	\$935,000

### Springhill

The Springhill neighborhood is defined as the area south of SR 520 to NE 30<sup>th</sup> Place, and east of Bellevue-Clyde Hill city limits to 104<sup>th</sup> Avenue (Bellevue Way) NE.

Map Quarter Section	Site Value
NW 20 25 05	
<b>Major</b>	
412210	\$550,000
412230	\$625,000 to \$675,000
412250	\$775,000
412270	\$550,000
<b>Map Quarter Section</b>	
SW 20 25 05	
<b>Major</b>	
886100	\$450,000 to \$550,000
<b>Tax Lots</b>	
202505	\$550,000

## Land Valuation Model 33-5 (continued)

### Clyde Hill

The Clyde Hill neighborhood is irregular in shape and generally, includes the platted and unplatted lots north of NE 12<sup>th</sup> Street (Vuecrest) between 84<sup>th</sup> Avenue NE on the west and 98<sup>th</sup> Avenue NE on the east, and SR 520 on the north.

#### Clyde Hill:

Map Quarter Section	Site Value
NE 19 25 05	
<b>Major</b>	
105100	\$850,000 to \$1,500,000
207900	\$850,000
412250	\$775,000
412270	\$550,000
412290	\$775,000
<b>Tax Lots</b>	
192505	\$650,000 to \$1,300,000
<b>Map Quarter Section</b>	
SW 19 25 05	
<b>Major</b>	
054010	\$650,000 to \$800,000
064320	\$900,000
165150	\$550,000 to \$575,000
165160	\$800,000
165190	\$650,000
165250	\$800,000
165600	\$825,000 to \$875,000
165601	\$825,000 to \$875,000
317460	\$700,000
365200	\$825,000
644760	\$750,000

**Land Valuation Model 33-5 (continued)**

**Clyde Hill:**

<b>Map Quarter Section</b>	<b>Site Value</b>
SW 19 25 05	
<b>Major</b>	
941590	\$825,000 to \$975,000
944910	\$825,000
955740	\$700,000
980600	\$825,000
<b>Tax Lots</b>	
192505	\$565,000 to \$1,325,000
<b>Map Quarter Section</b>	
SE19 25 05	
<b>Major</b>	
025150	\$625,00 to \$650,000
025160	\$750,000
025161	\$650,000
025162	\$650,000
087800	\$800,000
808150	\$900,000
808440	\$600,000 to \$675,000
808490	\$675,000 to \$800,000
808540	\$700,000 to \$800,000
<b>Tax Lots</b>	\$600,000 to \$1,100,000



## Land Valuation Model 33-5 (continued)

### Clyde Hill:

Map Quarter Section	Site Value
NE 30 25 05	
<b>Major</b>	
063200	\$875,000 to \$900,000
094260	\$850,000
094280	\$900,000
180200	\$900,000
256630	\$700,000 to \$775,000
<b>Tax Lots</b>	
302505	\$700,000 to \$900,000
Estate Lots (26,000 to 59,000 SF)	\$1,000,000 to \$1,650,000
<b>Map Quarter Section</b>	
<b>NW 30-25-05</b>	
<b>Major</b>	
090000	\$900,000
164800	\$900,000
164950	\$900,000 to \$1,100,000
165030	\$900,000
165200	\$900,000
165350	\$700,000
180300	\$900,000 to \$1,290,000
255900	\$900,000 to \$1,331,000
546130	\$750,000 to \$975,000
546140	\$875,000 to 975,000
644860	\$900,000
796090	\$900,000 to \$1,000,000
928673	\$900,000
929090	\$900,000 to \$990,000
931560	\$855,000
931570	\$900,000 to \$1,000,000
932380	\$675,000 to \$975,000
932020	\$900,000
932030	\$900,000

## Land Valuation Model 33-5 (continued)

### Clyde Hill:

Map Quarter Section	Site Value
NW 30-25-05	
<b>Tax Lots</b>	\$600,000 to \$1,365,000

Map Quarter Section	Site Value
SW 30-25-05	
<b>Major</b>	
062690	\$700,000 to \$1,150,000
187290	\$600,000 To \$1,300,000
221050	\$665,000 to \$925,000
254070	\$650,000 to \$1,025,000
332350	\$725,000
336850	\$915,000
373800	\$750,000
383550	\$650,000 to \$1,025,000
644800	\$830,000
749000	\$875,000
758370	\$725,000 to \$750,000
890750	\$875,000 to \$1,150,000
890760	\$875,000
890761	\$875,000
890762	\$875,000
931330	\$665,000
931390	\$650,000
<b>Clydeloch</b>	
165180	\$830,000
Small lakefront sites	\$750,000
<b>Tax Lots</b>	
302505	\$800,000 to \$950,000

**Land Valuation Model 33-5 (continued)**

<b>Map Quarter Section</b>	<b>Site Value</b>
SE 30 - 25 - 05	
<b>Major</b>	
155210	\$650,000 to \$800,000
209900	\$875,000 to \$950,000
410710	\$600,000 to \$1,650,000
500650	\$900,000 to \$1,300,000
553610	\$625,000 to \$800,000
<b>Map Quarter Section</b>	
NE 31 - 25 - 05	
<b>Major</b>	
249180	\$775,000
438920	\$650,000 to \$1,350,000
549400	\$650,000 to \$900,000
805600	\$585,000 to \$1,200,000
<b>Map Quarter Section</b>	
NW 31 - 25 - 05	
<b>Major</b>	
187290	\$680,000 to \$1,012,000
383550	\$600,000 to \$1,400,000
542470	\$700,000 to \$1,300,000
644730	\$740,000 to \$1,400,000

## Land Valuation Model 33-5 (continued)

### Adjustments:

#### Traffic/ Noise

Extreme: - 25% to -50%

High: -10% to -25%

Moderate: -5% to -10%

**Topography:** -5% to -75%

**Restricted Size and Shape:** -5% to -20%

**Adjacent to Golf Course** +35%

### View Adjustments:

#### Additive

View	Grade	Adjustment
<b>Lake Washington</b>	Fair	+ 5% to +15%
	Average	+ 20% to +25%
	Good	+ 30% to +50%
	Excellent	+ 50% to +65%
<b>Territorial</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%
<b>Olympic/Cascade Mountains and Mt. Rainier</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%
<b>Seattle Skyline</b>	Average	+ 15%
	Good	+ 20%
	Excellent	+ 25%
<b>Bellevue Skyline</b>	Average	+ 15%
Real Property: "Other View"	Good	+ 20%
	Excellent	+ 25%

## **Area 33-9 Waterfront**

### **Land Value Model Calibration**

The waterfront land values in area 33-9 are shown on a per front foot basis with adjustments for topography, total usable site area, exposure and view, access, known slide history and proximity to I-90. Typically, building sites start a 45 water front feet and increase from there. Those fewer than 45 water front feet are usually flag or waterfront lots that are separate from the building sites.

### **OverLake Drive West**

Large estate settings with full depth and excellent lake views to the west and south. Typically, the frontage is 110 front feet or greater. This Medina neighborhood is more comparable to waterfront in Sub-Area 33-1 with western and southern views.

<b>OverLake Drive West</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
NW 31-25-05	SE Meydenbauer Bay	\$35,000
SW 31-25-05	West	\$45,000
	SE Meydenbauer Bay	\$35,000
Excludes:		
Groat Point and		
Parcels along Lake		
Washington Blvd		

### Waterfront land model 33-9 (continued)

#### Groat Point

Estate setting with good to excellent views

<b>Groat Point</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
SW 31-25-05	West	\$45,000
	South East	\$35,000

#### Lake Washington Boulevard/Overlake Drive East

Estate setting parcels: typically, the frontage is 85+ front feet and 30,000 SF. The topography ranges from level to very steep.

<b>Lake Washington Blvd/Overlake Dr E.</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
NW 31-25-05	South to Southwest	\$40,000
NE 31-25-04	West to Southwest	\$50,000

#### Shoreland Drive North

Waterfront consists of typically narrow lots with fair to good Meydenbauer Bay views, except for the western portion, which has generally steep topography and fair to good Lake Washington views. Values generally increase from east to west.

<b>Shoreland Drive North</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
SE 31-25-05	Meydenbauer Bay NE	\$25,000
	West Lake Washington	\$30,000

## Waterfront land model 33-9 (continued)

### Shoreland Drive West

Access from the North and Chism Park

Waterfront includes large estate type setting lots with level to moderately impacted by topography.

<b>Shoreland Drive West</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
NE 6-24-05	West	\$30,000

### Killarney/Chism Park Area

Waterfront extending north from Beaux Arts to south portion of Shoreland Drive accessed through Chism Beach Park. Waterfront includes large lots with level to steep topography.

<b>Killarney/Chism Park</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
NE 6-24-05	West	\$30,000
SE 6-24-05	West	\$30,000
SW 5-24-05	West	\$30,000
NW 8-24-05	West	\$30,000

**Waterfront land model 33-9 (continued)****Enatai**

Waterfront south of Beaux Arts and extending to I-90. Waterfront lots are generally impacted by topography and I-90 noise.

<b>Enatai</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
NW 8-24-05	West	\$25,000
	South	\$20,000
SW 8-24-05	Southwest	\$20,000

**SW 8 (SE Lake Road)**

Waterfront south of I-90 and east of the slew. Waterfront lots are generally impacted by I-90 noise.

<b>SW 8 (SE Lake Road)</b>		
<b>Map Quarter Section</b>	<b>View Facing</b>	<b>Per Front Foot \$</b>
SW 8-24-05	South	\$20,000



**Waterfront land model 33-9 (continued)**

**Adjustments:**

	<b>Adjustments</b>
<b>Restricted Access</b>	
to waterfront/ to improvement/ no access	-10% to -20%
<b>Topography</b>	-5% to -50%
<b>Restricted Size/Shape</b>	-5% to -60%
<b>Steep Drive</b>	-5% to -10%
<b>Parks</b>	-5% to -10%
<b>Reverse flag lots</b>	-5%
(Flag handle not at waterfront)	
<b>Not full depth/where full depth typical</b>	-5%
<b>Pumping Stations</b>	-\$5,000
<b>Traffic</b>	
Moderate	-5% to -7%
High	-10% to -15%
Extreme	-20% to -35%
Note: extreme traffic coding is for I-90	

### Uplands Land Valuation Model 33-9

33-9 Uplands includes the jurisdictions of Bellevue and the Town of Beaux Arts Village, bounded on the North by Meydenbauer Bay waterfront parcels along SE Shoreland Drive, to the East by Bellevue Way SE/104<sup>th</sup> Avenue SE/106<sup>th</sup> Avenue SE, to the South by Interstate 90, and to the West by Lake Washington waterfront parcels.

Map Quarter Section	Site Value
NW 05 - 24 - 05	
<b>Major</b>	
029200	\$500,000 to \$575,000
257120	\$650,000
549720	\$500,000
573960	\$500,000 to \$650,000
604340	\$500,000 to \$800,000
778740	\$660,000 to \$900,000
<b>Tax Lots</b>	
052405	\$600,000 to \$800,000
<b>Map Quarter Section</b>	
SW 05 - 24 - 05	
<b>Major</b>	
037800	\$890,000 to \$950,000
326830	\$575,000 to \$732,000
385990	\$525,000 to \$1,000,000
386090	\$500,000 to \$837,000
386140	\$500,000 to \$865,000
386147	\$700,000 to \$850,000
807790	\$550,000
<b>Tax Lots</b>	
052405	\$500,000 to \$1,325,000

**Uplands Land Valuation Model 33-9 (continued)**

<b>Map Quarter Section</b>	<b>Site Value</b>
NE 06 - 24 - 05	
<b>Major</b>	
549170	\$580,000 to \$675,000
549310	\$640,000 to \$900,000
562730	\$650,000 to \$800,000
778740	\$750,000 to \$875,000
<b>Tax Lots</b>	
062405	\$500,000 to 750,000
<b>Map Quarter Section</b>	
SE 06 - 24 - 05	
<b>Tax Lots</b>	
062405	\$500,000 to \$1,100,000
<b>Map Quarter Section</b>	
NW 08 - 24 - 05	
<b>Major</b>	
062900 (Beaux Arts)	\$580,000 to \$1,050,000
234430	\$500,000 to \$550,000
950220	\$500,000 to \$600,000
<b>Tax Lots</b>	
082405	\$500,000 to \$1,050,000

**Uplands Land Valuation Model 33-9 (continued)**

<b>Map Quarter Section</b>	<b>Site Value</b>
SE 31-25-05	
<b>Major</b>	
549160	\$525,000 to \$575,000
549170	\$500,000 to \$675,000
549310	\$525,000 to \$962,000
549311	\$625,000 to \$790,000
549440	\$770,000
562730	\$600,000 to \$800,000
Estate lots (=> 1 acre)	\$1,250,000 an acre
776870	\$525,000 to \$650,000
Estate lots (=> 2 acres)	\$1,250,000 an acre
<b>Map Quarter Section</b>	
SW 32 - 25 - 05	
<b>Major</b>	
032200 (Avant Place Townhouses)	\$350,000
066600	\$500,000 to \$700,000
549220	\$500,000 to \$550,000

## Uplands Land Valuation Model 33-9 (continued)

### Adjustments:

#### Traffic/ Noise

Extreme: - 20% to -30%

High: - 10% to -20%

Moderate: - 5% to -10%

**Restricted Size and Shape:** -5% to -10%

**Stream Impact:** -10%

### View Adjustments:

#### Additive

View	Grade	Adjustment
<b>Lake Washington</b>	Fair	+ 5% to +15%
	Average	+ 20% to +25%
	Good	+ 30% to +50%
	Excellent	+ 50% to +65%
<b>Territorial</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%
<b>Olympic/Cascade Mountains</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%
<b>Seattle Skyline</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%
<b>Bellevue Skyline</b>	Average	+ 15%
Real Property: "Other View."	Good	+ 20%
	Excellent	+ 25%
<b>Mt. Rainier</b>	Average	+ 5%
	Good	+ 7%
	Excellent	+ 10%

## Uplands Land Valuation Model 33-9 (continued)

### Adjustments of Waterfront rights 33-9

Qsec	Sec	Twn	Rng	Major	Minor	Adjustment
NW	8	24	5	082405	9287	+\$38,000
NW	8	24	5	082405	9132	+\$38,000
NW	8	24	5	082405	9017	+\$38,000
NW	8	24	5	082405	9305	+\$38,000
SW	8	24	5	234430	0080	+\$50,000
SW	8	24	5	234430	0035	+\$50,000
NW	31	25	5	383550	1913	+\$28,000
NW	31	25	5	383550	1914	+\$28,000
NW	31	25	5	383550	2920	+\$50,000
NW	31	25	5	383550	2940	+\$50,000
SE	31	25	5	776870	0155	+\$70,000
SE	31	25	5	562730	0194	+\$308,000*
SE	31	25	5	549440	0180	+\$87,000
SE	31	25	5	549440	0040	+\$87,000

The additional value attributed for the waterfront rights was added to the base land value for each of the Upland parcels referenced above. The average adjustment for waterfront rights in area 33-9 was \$47,000.

Exception parcel 562730-0194 has easement rights to 44 feet of waterfront from minor 0195.

#### **Beaux Arts:** Major Number: 062900

Beaux Arts Park is located in NW 8-24-5, and is a private waterfront park, for the exclusive use of the homeowners of the fully improved sites within The Village of Beaux Arts. The Park is comprised of waterfront open space and some improvements. It is a 4 to 5 acre site, with approximately 1150 feet of low-bank Lake Washington waterfront, affording a westerly view of Lake Washington.

The contributory value assigned to each of 116 improved parcels is: \$100,000.

***Vacant Sales Used In This Physical Inspection Analysis***  
***Area 33***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	192505	9157	11/3/2006	\$885,000	10,000	N	N
1	192505	9185	7/28/2004	\$125,000	61,093	N	N
1	192505	9220	3/29/2004	\$425,000	13,953	N	N
1	201870	0160	12/20/2006	\$675,000	9,502	N	N
1	206800	0160	1/11/2006	\$1,200,000	15,770	Y	N
1	206800	0180	11/1/2005	\$3,250,000	15,200	Y	Y
1	220740	0010	7/19/2005	\$900,000	15,013	Y	N
1	226030	0040	12/8/2004	\$3,050,000	31,700	Y	Y
1	242504	9111	9/12/2005	\$1,000,000	26,136	Y	N
1	242504	9264	8/30/2005	\$1,600,000	20,350	Y	Y
1	242504	9268	10/12/2005	\$1,145,000	17,012	Y	N
1	353490	0105	8/21/2006	\$7,300,000	92,192	Y	Y
1	353490	0181	9/1/2005	\$3,550,000	50,800	Y	Y
1	353790	0010	2/24/2005	\$915,000	14,130	N	N
1	353790	0080	2/10/2005	\$650,000	12,023	N	N
1	739730	0212	4/14/2006	\$975,000	19,898	N	N
1	980810	0150	7/20/2006	\$1,305,000	20,736	Y	N
1	980810	0155	7/28/2004	\$1,512,000	21,930	N	N
1	980850	0100	12/7/2004	\$265,000	13,801	N	N
1	980870	0550	12/28/2004	\$1,050,000	21,476	N	N
1	980870	0741	2/16/2005	\$1,700,000	17,600	Y	N
5	025150	0080	6/26/2006	\$1,144,640	18,851	Y	N
5	054010	0120	12/14/2006	\$1,200,000	17,662	N	N
5	054010	0125	11/6/2006	\$450,000	17,210	N	N
5	054010	0455	12/20/2006	\$1,360,000	27,964	N	N
5	054010	0546	5/26/2006	\$764,000	23,369	N	N
5	087800	0050	3/1/2006	\$1,200,000	20,002	N	N
5	155210	0100	10/21/2005	\$900,000	13,980	Y	N
5	180200	0030	6/7/2005	\$750,000	20,054	N	N
5	180200	0040	7/9/2004	\$725,000	20,319	N	N
5	192505	9068	9/23/2004	\$825,840	49,301	N	N
5	192505	9081	11/10/2004	\$720,000	21,697	N	N
5	202505	9123	2/8/2005	\$305,000	17,423	N	N
5	252504	9094	6/14/2005	\$730,000	17,010	N	N
5	252504	9100	8/18/2005	\$1,225,000	27,357	N	N
5	252504	9117	2/27/2006	\$1,550,000	24,355	N	N
5	252504	9147	4/21/2005	\$620,000	9,908	N	N
5	252504	9151	5/7/2004	\$450,000	36,592	N	N
5	252504	9167	3/24/2005	\$775,000	11,700	N	N
5	252504	9233	2/18/2004	\$625,000	16,065	N	N
5	252504	9248	7/6/2004	\$785,000	17,199	N	N
5	252504	9260	5/7/2004	\$655,000	12,163	N	N
5	252504	9270	7/26/2006	\$1,300,000	18,069	N	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 33***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
5	252504	9271	7/5/2005	\$905,000	16,001	N	N
5	256630	0015	2/18/2005	\$700,000	13,593	N	N
5	256630	0070	9/30/2004	\$750,000	14,655	N	N
5	302505	9076	1/3/2005	\$1,300,000	27,457	Y	N
5	302505	9093	7/30/2004	\$880,000	23,669	N	N
5	302505	9127	4/18/2005	\$1,245,000	18,389	Y	N
5	302530	0175	4/29/2004	\$685,000	19,854	N	N
5	302530	0330	3/16/2004	\$826,000	21,600	N	N
5	326230	0480	11/29/2005	\$675,000	8,118	N	N
5	326230	0715	3/18/2005	\$500,000	12,180	N	N
5	326230	0795	3/16/2005	\$500,000	12,180	N	N
5	326230	0818	9/3/2004	\$435,000	8,797	N	N
5	332350	0005	8/10/2005	\$665,000	13,800	N	N
5	383550	0070	12/15/2004	\$650,000	11,025	N	N
5	383550	0610	5/13/2005	\$664,500	12,670	N	N
5	383550	2190	9/13/2005	\$1,300,000	11,570	Y	N
5	383550	2190	3/29/2005	\$1,050,000	11,570	Y	N
5	410710	0280	1/18/2005	\$550,000	8,641	N	N
5	412270	0130	8/26/2004	\$268,000	13,532	Y	N
5	438920	0685	2/9/2004	\$420,000	12,821	N	N
5	438920	0950	3/26/2004	\$715,000	32,519	N	N
5	438920	0970	2/24/2005	\$745,000	13,787	N	N
5	438920	1197	6/17/2004	\$480,000	8,570	N	N
5	542470	0070	3/28/2005	\$775,000	11,407	N	N
5	546130	0020	8/2/2005	\$1,475,000	20,593	Y	N
5	546130	0070	8/11/2004	\$945,000	19,189	Y	N
5	546130	0220	4/8/2005	\$1,300,000	18,794	Y	N
5	644730	0085	12/15/2005	\$1,237,500	12,320	Y	N
5	644860	0120	5/23/2006	\$1,150,000	20,901	N	N
5	644860	0120	5/19/2005	\$1,500,000	20,901	N	N
5	644860	0122	8/21/2006	\$1,180,000	21,029	N	N
5	644860	0230	4/3/2006	\$1,250,000	24,912	N	N
5	758370	0035	12/17/2004	\$450,000	18,979	N	N
5	758370	0035	1/27/2005	\$695,000	18,979	N	N
5	758370	0090	10/21/2004	\$700,000	12,670	N	N
5	808440	0105	1/21/2005	\$345,000	6,750	N	N
5	808490	0015	4/19/2005	\$850,000	16,615	Y	N
5	808490	0020	1/5/2005	\$899,000	16,616	Y	N
5	808490	0160	8/3/2004	\$785,000	16,200	Y	N
5	886100	0170	10/13/2005	\$490,000	10,185	N	N
5	890750	0055	5/18/2005	\$1,269,000	22,500	Y	N
5	890762	0050	10/17/2005	\$1,085,000	20,800	N	N
5	896480	0120	7/26/2004	\$820,000	11,208	Y	N
5	896480	0205	5/24/2004	\$801,000	12,802	Y	N
5	896480	0275	8/10/2005	\$940,000	9,959	Y	N
5	896480	0385	6/6/2005	\$850,000	14,161	Y	N
5	896480	0815	10/27/2004	\$595,000	13,867	N	N



***Vacant Sales Used In This Physical Inspection Analysis  
Area 33***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
5	932030	0190	10/5/2005	\$800,000	22,219	N	N
5	932380	0055	2/13/2004	\$700,000	11,079	Y	N
5	932380	0070	1/31/2006	\$1,125,000	10,072	Y	N
5	932380	0070	1/30/2004	\$800,000	10,072	Y	N
9	062405	9040	7/23/2004	\$1,325,000	19,250	Y	Y
9	062900	0485	4/26/2004	\$575,000	13,320	N	N
9	082405	9120	9/28/2004	\$477,000	13,000	N	N
9	082405	9170	11/16/2005	\$480,000	9,583	N	N
9	234430	0065	7/26/2004	\$1,300,000	23,130	Y	Y
9	386090	0136	8/12/2005	\$575,000	12,128	N	N
9	386140	0050	4/13/2005	\$625,000	11,399	N	N
9	386140	0070	3/14/2005	\$753,000	20,751	N	N
9	549220	0075	9/29/2005	\$498,000	8,462	N	N
9	778740	0080	4/12/2005	\$2,600,000	47,044	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
***Area 33***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	192505	9054	1/27/2005	\$280,000	GOVERNMENT AGENCY
1	192505	9157	1/27/2005	\$517,500	GOVERNMENT AGENCY
1	353790	0008	3/24/2005	\$570,000	TEAR DOWN
1	353790	0010	2/24/2005	\$218,158	RELATED PARTY, FRIEND, OR NEIGHBOR
1	980870	0110	5/31/2005	\$700,000	TEAR DOWN; NO MARKET EXPOSURE
1	980870	0935	7/22/2004	\$680,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	242504	9091	8/3/2006	\$2,519,200	QUIT CLAIM DEED
5	252504	9128	5/25/2004	\$65,000	QUESTIONABLE PER APPRAISAL
5	362504	9113	5/4/2006	\$1,800,000	NO MARKET EXPOSURE
5	383550	2509	10/24/2006	\$1,300,000	NO MARKET EXPOSURE
5	500650	0020	3/4/2004	\$850,000	NO MARKET EXPOSURE
5	542570	0030	6/29/2005	\$686,085	TEAR DOWN; BUILDER OR DEVELOPER SALES
5	886100	0260	7/11/2006	\$30,000	PLOTTAGE
5	890750	0015	2/17/2005	\$502,500	TEAR DOWN; NO MARKET EXPOSURE
5	896480	0480	1/28/2004	\$577,500	TEAR DOWN; BUILDER OR DEVELOPER SALES
9	062900	0816	8/3/2005	\$800,000	NO MARKET EXPOSURE
9	062900	0818	8/7/2005	\$540,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
9	082405	9156	9/13/2006	\$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	386140	0066	4/28/2005	\$432,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	549170	0160	12/6/2005	\$750,000	NO MARKET EXPOSURE
9	549310	0336	8/11/2005	\$675,000	NO MARKET EXPOSURE
9	562730	0105	10/10/2006	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	562730	0105	10/16/2006	\$175,000	QUIT CLAIM DEED

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 1/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Properties in Area 33 are located in some of the most desirable neighborhoods east of Lake Washington. The western and northern portions of this area have Waterfront and Uplands parcels affording expansive views of Lake Washington, Cascade and Olympic Mountains, Seattle and Bellevue Skylines. The improvements on these parcels are, typically, higher in grade reflected by quality of construction and complexity of design, and are well- maintained, updated or renovated. Additionally, it has become a common trend to replace the older existing structures with larger higher grade improvements. This is typical for both the uplands and waterfront properties.

Area 33 has some non-view parcels with improvements ranging in grades from 5 to 13's. Grade 6's and lower are considered to contribute minimal improvement values. It has become a common trend to replace the older existing structures with larger higher grade improvements.

The trend to remove improvements and replace with new construction is expected to continue.

The total value model for the Uplands in Area 33 was applied to the majority of the improved upland parcels. Typically, the exceptions to the total value upland model were parcels with multiple improvements and improvements with minimal contributory value. Multiple improvement values were calculated with Replacement Cost New Less Depreciation (RCNLD) for secondary improvements or minimal value. The values attributed to the minimal value improvements ranged from \$25,000 to \$1,000.

The total value model for Waterfront in Area 33 was applied to the majority of the improved waterfront parcels. Typically, the exceptions to the total value waterfront model were parcels with multiple improvements and improvements with minimal contributory value. Multiple improvement values were calculated with Replacement Cost New Less Depreciation (RCNLD) for secondary improvements or minimal value. The values attributed to the minimal value improvements ranged from \$25,000 to \$1,000.

The improved parcel total value models are included later in this report.

## ***Improved Parcel Total Value Model Calibration***

### **Uplands Model Area 33**

<b>Variable</b>	<b>Definition/Transformation</b>
Building RCN	=The coefficient times the natural log of Building RCN divided by 1000.
Age	=The coefficient times the natural log of age +1
Condition	=The coefficient times the natural log of 10.
Grade equals 11	=If grade equals 11, then the coefficient times the natural log of 10.
Grade equals 12	=If grade equals 12, then the coefficient times the natural log of 10.
Grade equals 13	=If grade equals 13, then the coefficient times the natural log of 10.

<b>Variable</b>	<b>Coefficients</b>
Intercept	=0.6965271
Building RCN	=0.9288243
Age	=-0.237865
Condition	=0.4256873
Grade equal 11	=0.0510964
Grade equal 12	=0.1068875
Grade equal 13	=0.1588759

Note: RCN= Replacement Cost New

EMV=

EXP((.6965271+.9288243\*BldgRcnC-.237865\*AgeC+.4256873\*ConditionC+0.0510964-0.02\*Grade\_11+.1068875\*Grade\_12+.1588759\*Grade\_13))\*1000+BaseLand+AccyRCNLD)

Truncated to nearest \$1,000 then

If Grade equal 7 then Total EMV \* .93

EMV values were not generated for:

- Buildings with grade less than 7
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

### **Waterfront Model Area 33**

Base Land +

If grade less than 11 and year built/renovated less than 1990 then Total RCNLD

If grade less than 11 and year built/renovated greater than 1989 then Total RCNLD \* 1.70

If grade greater than 10 and year built/renovated less than 1990 and condition is average then  
Total RCNLD \* 1.70

If grade greater than 10 and year built/renovated less than 1990 and condition is good then  
Total RCNLD \* 1.80

If grade greater than 10 and year built/renovated less than 1990 and condition is very good then  
Total RCNLD \* 1.90

If grade greater than 10 and year built/renovated greater than 1989 then Total RCNLD \*1.90

EMV Truncate to nearest \$1,000

Note: Total RCNLD = Total Replacement Cost New Less Depreciation

<b>EMV</b>	<b>=TOTAL VALUE</b>
<b>LAND VALUE</b>	<b>=BASE LAND VALUE</b>
<b>IMPROVEMENT VALUE</b>	<b>=EMV- BASE LAND VALUE</b>

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	192505	9130	1/4/2005	\$610,000	1030	1150	7	1959	4	16,553	N	N	9234 NE POINTS DR
1	242504	9184	6/19/2006	\$845,000	1360	0	7	1953	4	6,098	Y	N	3461 EVERGREEN POINT RD
1	242504	9184	5/20/2004	\$555,000	1360	0	7	1953	4	6,098	Y	N	3461 EVERGREEN POINT RD
1	920890	0022	2/20/2004	\$660,000	1380	0	7	1954	4	10,843	N	N	2229 EVERGREEN POINT RD
1	353790	0160	5/3/2004	\$595,900	1090	750	8	1952	4	24,129	N	N	3001 HUNTS POINT CIR
1	353790	0190	4/14/2005	\$630,000	1430	0	8	1952	5	12,000	N	N	2831 HUNTS POINT RD
1	353790	0175	3/14/2005	\$495,000	1580	0	8	1952	4	12,000	N	N	8311 HUNTS POINT CIR
1	980870	0281	9/27/2006	\$975,000	1590	0	8	1946	5	8,000	N	N	9306 NE 40TH ST
1	980870	0281	6/3/2005	\$895,000	1590	0	8	1946	5	8,000	N	N	9306 NE 40TH ST
1	739730	0252	9/30/2004	\$875,000	1750	850	8	1988	3	10,800	N	N	3316 76TH AVE NE
1	980865	0060	6/7/2005	\$775,000	1770	580	8	1976	4	15,141	N	N	9042 NE 33RD ST
1	242504	9102	5/31/2006	\$3,750,000	1870	1400	8	1958	3	22,645	Y	Y	3405 EVERGREEN POINT RD
1	192505	9146	7/11/2005	\$735,000	1980	0	8	1990	4	8,153	N	N	9419 POINTS DR NE
1	980865	0010	1/4/2006	\$950,000	1990	1020	8	1976	3	14,300	N	N	9071 NE 34TH ST
1	353790	0165	6/12/2006	\$775,000	2030	0	8	1967	4	24,056	N	N	8301 HUNTS POINT CIR
1	242504	9197	7/20/2005	\$1,067,000	2070	700	8	1963	4	20,473	N	N	7920 NE 32ND ST
1	920890	0072	1/3/2006	\$1,080,000	2080	0	8	1955	4	12,645	N	N	1845 76TH AVE NE
1	926960	0070	10/27/2004	\$1,425,000	3210	0	8	1941	4	23,515	Y	N	7550 NE 28TH PL
1	980870	0130	4/25/2006	\$1,292,445	3450	0	8	1951	4	16,307	N	N	3805 94TH AVE NE
1	192505	9240	5/24/2006	\$1,199,950	1730	1440	9	1966	5	20,498	N	N	3616 92ND AVE NE
1	980870	0771	10/31/2005	\$1,175,000	1940	0	9	1982	4	12,000	Y	N	4434 95TH AVE NE
1	242504	9182	8/28/2006	\$1,410,000	1960	1430	9	1997	4	13,068	N	N	3204 76TH AVE NE
1	242504	9182	7/28/2004	\$1,240,000	1960	1430	9	1997	4	13,068	N	N	3204 76TH AVE NE
1	980870	0605	9/15/2006	\$1,550,000	2040	0	9	1994	4	12,096	N	N	4010 94TH AVE NE
1	242504	9208	3/15/2006	\$1,300,000	2230	1670	9	1956	5	22,700	N	N	2837 76TH AVE NE
1	206800	0270	10/17/2005	\$1,025,000	2290	1560	9	1964	4	14,980	Y	N	9127 NE 36TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	980870	0747	8/9/2004	\$941,950	2320	0	9	1990	3	9,680	Y	N	4606 95TH AVE NE
1	206800	0200	4/19/2005	\$1,850,000	2350	2170	9	1964	5	16,050	Y	N	8939 NE 36TH ST
1	980870	0235	7/26/2006	\$1,260,000	2450	1060	9	1975	4	21,209	N	N	3832 92ND AVE NE
1	739730	0243	7/3/2006	\$1,150,000	2520	0	9	1990	3	10,500	N	N	3301 78TH PL NE
1	242504	9056	5/26/2006	\$4,700,000	2630	1270	9	1972	4	33,000	Y	Y	3616 EVERGREEN POINT RD
1	739730	0131	10/10/2006	\$1,800,000	2740	0	9	1987	5	22,822	Y	Y	3240 78TH PL NE
1	980810	0191	2/15/2005	\$1,250,000	2800	1000	9	1987	3	21,145	N	N	3922 95TH AVE NE
1	920890	0045	7/23/2004	\$4,800,000	2800	330	9	1947	4	103,934	Y	Y	2047 EVERGREEN POINT RD
1	192505	9009	7/13/2005	\$900,000	2870	0	9	1990	3	29,315	N	N	9229 POINTS DR NE
1	192505	9009	3/30/2004	\$750,000	2870	0	9	1990	3	29,315	N	N	9229 POINTS DR NE
1	866240	0050	8/11/2005	\$1,298,500	2950	0	9	1966	4	14,350	N	N	9249 NE 37TH PL
1	201870	0165	6/21/2004	\$800,000	3070	0	9	1951	5	10,668	N	N	8233 OVERLAKE DR W
1	242504	9107	6/2/2004	\$1,401,000	3130	1020	9	2000	3	17,424	N	N	3201 78TH PL NE
1	866230	0005	12/14/2006	\$1,455,000	3170	0	9	1967	4	11,800	N	N	9400 NE 37TH PL
1	192505	9044	6/11/2004	\$1,810,000	3670	0	9	1952	4	39,621	N	N	9288 NE POINTS DR
1	247270	0065	8/11/2005	\$1,795,000	1640	1170	10	1968	4	19,032	Y	Y	3008 80TH AVE NE
1	353790	0140	10/16/2006	\$1,350,000	1680	1570	10	2003	3	12,185	N	N	3031 HUNTS POINT CIR
1	206800	0070	7/14/2006	\$1,875,000	1960	1690	10	2000	4	15,584	Y	N	3621 91ST AVE NE
1	242504	9125	11/15/2005	\$2,625,000	2000	1380	10	1969	4	15,995	Y	N	3655 EVERGREEN POINT RD
1	262900	0030	7/11/2006	\$1,355,000	2060	700	10	1978	4	15,200	N	N	9010 NE 34TH ST
1	206800	0130	3/10/2005	\$1,750,000	2090	1190	10	1965	4	15,225	Y	N	3621 90TH AVE NE
1	242504	9147	9/16/2005	\$4,618,000	2400	1200	10	1961	3	24,012	Y	Y	3425 EVERGREEN POINT RD
1	353490	0270	6/30/2006	\$5,250,000	2610	480	10	1927	4	41,650	Y	Y	4224 HUNTS POINT RD
1	192505	9132	9/13/2005	\$1,050,000	2680	0	10	1990	4	25,265	N	N	9441 POINTS DR NE
1	192505	9171	4/24/2006	\$1,285,000	2830	0	10	2003	3	11,250	N	N	3442 92ND AVE NE
1	192505	9171	2/9/2004	\$990,000	2830	0	10	2003	3	11,250	N	N	3442 92ND AVE NE
1	339500	0150	11/3/2006	\$1,500,000	2950	2700	10	1964	4	15,050	N	N	9013 NE 37TH PL
1	247270	0015	7/13/2005	\$2,232,000	3080	0	10	1977	4	17,008	Y	Y	3115 FAIRWEATHER PL
1	353690	0120	3/3/2005	\$892,000	3150	0	10	1983	3	20,794	N	N	8531 HUNTS POINT LN
1	353690	0130	7/17/2005	\$1,120,000	3290	0	10	1983	3	21,028	N	N	8521 HUNTS POINT LN



**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	980810	0175	7/13/2004	\$1,198,000	3350	0	10	1998	3	12,705	Y	N	9612 NE 38TH ST
1	242504	9216	4/28/2006	\$1,675,000	3380	0	10	1993	4	23,522	N	N	7628 NE 32ND ST
1	339500	0130	3/28/2006	\$1,610,000	3470	0	10	1964	4	15,139	N	N	9033 NE 37TH PL
1	339500	0130	5/30/2005	\$1,380,000	3470	0	10	1964	4	15,139	N	N	9033 NE 37TH PL
1	980810	0126	7/14/2006	\$1,569,000	3610	0	10	2003	3	13,800	N	N	4205 94TH AVE NE
1	192505	9059	6/9/2005	\$1,850,000	3790	0	10	2002	3	20,935	N	N	9254 NE POINTS DR
1	353490	0530	7/19/2006	\$5,071,000	3870	1800	10	2001	3	33,600	Y	Y	3241 HUNTS POINT RD
1	739730	0161	5/9/2006	\$3,575,000	3940	0	10	1999	3	19,400	Y	Y	3226 78TH PL NE
1	192505	9220	7/26/2005	\$1,280,000	4130	0	10	2004	3	13,953	N	N	9220 POINTS DR NE
1	980810	0068	4/24/2006	\$4,888,000	4320	0	10	1990	3	21,200	Y	Y	9000 NE 42ND ST
1	980870	0460	3/30/2004	\$1,490,000	4420	0	10	1998	3	12,566	N	N	4439 95TH AVE NE
1	980810	0134	3/10/2004	\$1,267,500	2300	1380	11	1980	4	18,500	N	N	4025 94TH AVE NE
1	242504	9099	11/28/2005	\$1,900,000	2890	1580	11	1991	3	21,151	Y	Y	3207 EVERGREEN POINT RD
1	242504	9127	4/26/2006	\$6,950,000	2990	1980	11	1996	4	30,350	Y	Y	3630 EVERGREEN POINT RD
1	247270	0050	12/15/2006	\$4,000,000	3050	3050	11	1965	5	20,503	Y	Y	3009 FAIRWEATHER PL
1	353690	0050	4/21/2006	\$1,349,000	3070	0	11	1979	3	22,076	N	N	8520 HUNTS POINT LN
1	353790	0060	12/27/2004	\$1,195,000	3080	0	11	2001	3	15,000	N	N	8314 HUNTS POINT CIR
1	866240	0020	3/15/2006	\$1,800,000	3240	0	11	1998	3	14,171	N	N	9210 NE 37TH ST
1	192505	9113	11/4/2005	\$1,285,000	3310	0	11	1986	4	15,291	N	N	3460 92ND AVE NE
1	739730	0101	8/24/2005	\$3,510,000	3310	0	11	1998	4	24,975	Y	Y	3304 78TH PL NE
1	192505	9266	3/15/2005	\$1,175,000	3340	0	11	1987	4	15,007	N	N	3462 92ND AVE NE
1	192505	9244	1/20/2006	\$1,575,000	3480	0	11	2000	3	20,001	N	N	9265 POINTS DR NE
1	339500	0160	4/26/2005	\$4,800,000	3490	2410	11	1991	4	29,100	Y	Y	9003 NE 37TH PL
1	192505	9183	6/17/2004	\$1,325,000	3530	0	11	1991	3	23,522	N	N	9042 NE 34TH ST
1	353790	0080	7/24/2006	\$1,955,000	3760	0	11	2005	3	12,023	N	N	3028 HUNTS POINT CIR
1	980810	0180	6/13/2005	\$1,475,000	3850	0	11	2000	3	14,276	N	N	3923 97TH AVE NE
1	242504	9263	9/16/2004	\$1,800,000	3940	0	11	1983	4	24,149	N	N	3219 EVERGREEN POINT RD
1	980870	0490	7/12/2005	\$1,585,000	3940	0	11	1994	3	11,480	N	N	4409 95TH AVE NE
1	206800	0020	2/19/2004	\$1,200,000	3970	0	11	1996	3	15,013	N	N	3615 92ND AVE NE
1	980810	0185	6/9/2004	\$1,475,000	4020	0	11	2001	3	13,515	N	N	3933 97TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	353790	0008	1/11/2006	\$1,972,500	4040	0	11	2005	3	13,206	N	N	3143 HUNTS POINT RD
1	739730	0061	3/14/2006	\$1,732,000	4210	0	11	1988	3	20,000	N	N	3324 78TH PL NE
1	252504	9263	1/28/2004	\$1,530,000	4290	0	11	1985	4	20,445	N	N	1209 EVERGREEN POINT RD
1	920890	0010	1/10/2005	\$1,700,000	4445	0	11	1983	4	20,018	N	N	2303 EVERGREEN POINT RD
1	242504	9063	3/24/2005	\$3,625,000	4830	0	11	1990	4	22,257	Y	Y	3317 EVERGREEN POINT RD
1	926960	0080	4/6/2004	\$2,372,000	5330	1100	11	2000	3	20,755	Y	N	7560 NE 28TH PL
1	353490	0435	10/9/2006	\$8,700,000	2290	1320	12	1974	5	51,762	Y	Y	3811 HUNTS POINT RD
1	206800	0250	6/14/2004	\$2,030,000	2530	2130	12	2001	3	15,001	N	N	9105 NE 36TH ST
1	206800	0040	4/4/2006	\$2,663,970	3370	1790	12	2003	3	15,053	Y	N	9110 NE 36TH ST
1	192505	9224	6/16/2004	\$1,610,000	3460	1850	12	1999	3	17,400	N	N	9228 NE POINTS DR
1	242504	9078	6/28/2004	\$2,437,500	4270	0	12	1981	3	44,942	Y	Y	2643 76TH AVE NE
1	739730	0140	6/22/2005	\$5,200,000	4340	1810	12	1997	3	41,400	Y	Y	3234 78TH PL NE
1	920890	0065	6/17/2004	\$3,500,000	4550	0	12	1988	3	37,925	Y	N	1857 EVERGREEN POINT RD
1	980870	0110	9/5/2006	\$2,850,000	4610	0	12	2005	3	16,167	N	N	3812 94TH AVE NE
1	353790	0121	6/17/2005	\$2,700,000	4720	110	12	1985	4	25,417	Y	Y	3111 HUNTS POINT CIR
1	192505	9195	9/20/2004	\$2,200,000	4920	0	12	2003	3	17,853	Y	N	9062 NE 40TH PL
1	242504	9080	10/25/2004	\$3,725,000	5040	0	12	1988	3	28,038	Y	Y	2611 EVERGREEN POINT RD
1	980870	0259	9/24/2005	\$2,795,000	5260	0	12	2005	3	18,632	N	N	3808 92ND AVE NE
1	194230	0030	10/13/2005	\$3,400,000	6025	0	12	2000	3	25,000	N	N	1251 EVERGREEN POINT RD
1	220740	0010	11/9/2006	\$3,495,000	3500	3390	13	2005	3	15,013	Y	N	9072 NE 41ST ST
1	247270	0090	6/7/2005	\$4,100,000	4260	0	13	2004	3	17,283	Y	Y	3120 80TH AVE NE
1	194230	0040	9/21/2005	\$5,050,000	4540	1850	13	2001	3	25,000	N	N	1253 EVERGREEN POINT RD
1	920890	0036	2/4/2004	\$2,850,000	5020	0	13	1998	4	20,158	N	N	2201 EVERGREEN POINT RD
1	252504	9208	10/28/2005	\$4,480,000	5150	0	13	2000	3	31,080	N	N	1135 EVERGREEN POINT RD
1	926960	0020	5/19/2006	\$3,998,000	5510	920	13	2005	3	20,482	Y	N	2795 EVERGREEN POINT RD
1	675620	0030	6/14/2004	\$5,900,000	6160	0	13	2000	3	17,544	Y	Y	4639 92ND AVE NE
1	353490	0065	10/10/2006	\$7,170,000	6450	1525	13	2000	3	38,968	Y	Y	3252 HUNTS POINT RD
1	353490	0095	9/9/2005	\$7,498,000	7350	0	13	1987	5	54,806	Y	Y	3432 HUNTS POINT RD
5	192505	9150	11/30/2006	\$825,000	840	0	7	1952	4	6,790	N	N	3108 92ND AVE NE
5	808440	0111	10/27/2005	\$551,000	920	0	7	1951	4	8,866	N	N	2424 96TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	192505	9154	10/23/2006	\$857,500	1030	0	7	1952	4	6,816	N	N	3102 92ND AVE NE
5	192505	9154	7/13/2005	\$599,990	1030	0	7	1952	4	6,816	N	N	3102 92ND AVE NE
5	247270	0110	5/18/2005	\$455,000	1040	720	7	1981	4	13,270	N	N	8004 NE 28TH ST
5	247270	0110	11/15/2005	\$585,000	1040	720	7	1981	4	13,270	N	N	8004 NE 28TH ST
5	886100	0160	3/21/2005	\$500,000	1050	1050	7	1953	3	8,667	N	N	10219 NE 31ST PL
5	165150	0070	1/30/2006	\$707,000	1180	0	7	1951	4	7,800	N	N	3023 92ND PL NE
5	808540	0171	12/19/2006	\$1,000,000	1180	980	7	1952	4	10,870	Y	N	3020 98TH AVE NE
5	896480	0410	5/10/2006	\$915,000	1180	0	7	1950	3	10,155	Y	N	920 BELFAIR RD
5	896480	1010	2/23/2004	\$552,000	1180	1180	7	1951	3	10,634	N	N	9671 EVERGREEN DR
5	202505	9012	6/14/2006	\$566,000	1200	420	7	1942	3	18,603	N	N	3039 104TH AVE NE
5	202505	9012	7/4/2005	\$425,000	1200	420	7	1942	3	18,603	N	N	3039 104TH AVE NE
5	808540	0181	2/17/2005	\$644,350	1210	800	7	1952	4	10,190	N	N	9818 NE 30TH ST
5	619430	0242	3/1/2005	\$425,000	1250	0	7	1975	4	13,500	N	N	3242 103RD AVE NE
5	886100	0100	11/30/2005	\$805,000	1250	1070	7	2005	3	9,872	N	N	3036 100TH AVE NE
5	326230	0500	11/24/2004	\$540,000	1260	0	7	1955	4	8,222	N	N	2057 78TH AVE NE
5	542570	0160	9/28/2005	\$629,900	1320	690	7	1967	3	9,382	N	N	8049 NE 28TH ST
5	438920	1058	3/20/2006	\$730,000	1330	0	7	1951	5	7,302	N	N	733 96TH AVE NE
5	808540	0184	2/22/2005	\$710,000	1370	680	7	1952	4	10,190	N	N	9826 NE 30TH ST
5	438920	1260	2/15/2006	\$850,000	1380	1230	7	1953	4	9,490	N	N	9203 NE 5TH ST
5	054010	0840	3/30/2006	\$650,000	1390	0	7	1955	4	10,262	N	N	2807 88TH AVE NE
5	201870	0065	4/14/2005	\$820,000	1390	1390	7	1956	5	16,218	N	N	601 84TH AVE NE
5	155210	0040	8/22/2006	\$1,169,000	1490	550	7	1953	4	10,505	Y	N	1325 98TH AVE NE
5	254070	0240	4/27/2004	\$599,000	1490	980	7	1951	4	8,979	N	N	1010 84TH AVE NE
5	896480	1015	5/24/2006	\$1,020,000	1560	0	7	1951	4	11,306	N	N	9675 EVERGREEN DR
5	412210	0030	11/15/2004	\$570,000	1590	0	7	1954	4	14,351	N	N	3151 103RD PL NE
5	155210	0015	10/28/2006	\$935,000	1630	0	7	1953	4	10,800	Y	N	9704 NE 13TH ST
5	201870	0060	6/14/2006	\$1,000,000	1680	1210	7	1955	3	21,625	Y	N	619 84TH AVE NE
5	326230	0745	8/24/2004	\$785,000	1730	0	7	1974	3	16,020	N	N	2603 78TH AVE NE
5	412210	0145	6/29/2005	\$565,000	1730	1550	7	1955	4	10,710	N	N	3230 103RD PL NE
5	165350	0045	5/3/2006	\$1,177,000	1740	0	7	1956	4	12,239	N	N	9015 NE 21ST PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	221050	0004	7/13/2006	\$925,000	1750	400	7	1953	3	10,400	Y	N	800 84TH AVE NE
5	326230	1456	3/10/2005	\$665,000	1820	0	7	1997	3	9,064	N	N	7914 NE 24TH ST
5	438920	1201	10/28/2005	\$710,000	1830	0	7	1949	3	8,316	N	N	9220 NE 5TH ST
5	808440	0440	6/8/2006	\$924,950	1860	0	7	1953	3	10,648	N	N	9639 NE 28TH ST
5	808440	0440	9/10/2004	\$479,000	1860	0	7	1953	3	10,648	N	N	9639 NE 28TH ST
5	896480	0430	5/23/2005	\$840,000	1890	0	7	1990	3	13,527	Y	N	9847 BELFAIR RD
5	412210	0035	8/10/2006	\$769,950	1960	0	7	1954	5	19,276	N	N	3203 103RD PL NE
5	192505	9124	12/9/2004	\$750,000	2000	0	7	1955	4	24,394	N	N	8831 NE 28TH ST
5	410710	0240	9/15/2004	\$859,500	2040	360	7	1997	3	18,400	N	N	9605 NE 14TH ST
5	931390	0015	12/22/2006	\$975,000	2100	0	7	1952	4	7,645	N	N	8446 NE 9TH ST
5	438920	0876	6/9/2005	\$1,150,000	2130	840	7	1986	4	12,750	Y	N	9563 NE 1ST ST
5	302505	9144	6/6/2005	\$900,000	2140	790	7	1955	4	20,112	N	N	2030 92ND AVE NE
5	254070	0200	5/30/2006	\$1,195,000	2150	640	7	1946	4	19,800	N	N	8632 NE 10TH ST
5	192505	9123	4/18/2006	\$975,000	2170	0	7	1951	4	25,264	N	N	8815 NE 28TH ST
5	249810	0035	1/26/2005	\$780,000	2280	0	7	1988	4	11,985	N	N	9440 NE LAKE WASHINGTON BLVD
5	931390	0020	4/1/2005	\$856,000	2280	0	7	1954	4	8,220	N	N	8445 NE 9TH ST
5	302505	9072	4/4/2005	\$1,050,000	3910	0	7	2003	3	22,710	N	N	2108 92ND AVE NE
5	542570	0135	11/11/2004	\$485,000	1100	0	8	1952	5	9,382	N	N	8015 NE 28TH ST
5	896480	0700	7/6/2006	\$1,061,000	1130	0	8	1948	4	11,788	N	N	1022 SUNSET WAY
5	896480	0575	3/23/2006	\$1,230,000	1370	0	8	1949	4	10,814	Y	N	9668 EVERGREEN DR
5	326230	0020	1/11/2006	\$995,000	1380	1190	8	1970	5	16,074	N	N	2740 EVERGREEN POINT RD
5	644730	0175	3/11/2005	\$1,250,000	1520	1000	8	1949	5	11,808	Y	N	8477 RIDGE RD
5	896480	0330	8/17/2005	\$800,000	1530	0	8	1951	4	14,823	Y	N	1024 BELFAIR RD
5	054010	0085	4/26/2005	\$770,000	1560	740	8	1977	4	29,034	N	N	9018 NE POINTS DR
5	155210	0050	7/27/2005	\$760,000	1570	0	8	1958	3	12,210	Y	N	1343 98TH AVE NE
5	180200	0050	11/23/2004	\$900,000	1600	410	8	2000	3	20,115	N	N	2219 95TH AVE NE
5	201870	0136	12/10/2004	\$875,000	1630	630	8	1963	5	10,300	N	N	8224 OVERLAKE DR W
5	383550	2815	4/12/2005	\$830,000	1640	1470	8	1954	4	9,930	Y	N	8809 NE 2ND PL
5	886100	0245	10/19/2004	\$740,000	1650	850	8	2004	3	11,190	N	N	10214 NE 30TH PL
5	896480	0395	10/12/2005	\$1,295,000	1670	1670	8	1951	4	12,800	Y	N	9856 NE 12TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	165150	0030	4/23/2006	\$781,000	1700	0	8	1951	4	9,023	N	N	3012 92ND PL NE
5	252504	9157	12/12/2005	\$1,075,000	1730	690	8	1955	5	9,120	Y	N	1017 84TH AVE NE
5	896480	0355	10/10/2006	\$1,160,000	1740	0	8	1950	3	11,065	Y	N	1031 BELFAIR RD
5	187290	0040	6/21/2006	\$1,303,000	1750	670	8	1950	5	16,600	N	N	9105 NE 1ST ST
5	929090	0030	3/9/2005	\$865,000	1750	1300	8	1968	3	18,029	N	N	8703 NE 21ST ST
5	929090	0030	8/27/2004	\$699,000	1750	1300	8	1968	3	18,029	N	N	8703 NE 21ST ST
5	542630	0020	8/31/2006	\$975,000	1790	0	8	2006	3	8,961	N	N	2452 80TH AVE NE
5	383550	0660	7/3/2006	\$1,110,000	1800	1800	8	1955	5	15,415	N	N	9120 NE 1ST ST
5	896480	0185	8/12/2005	\$1,600,000	1830	1580	8	1953	4	12,788	Y	N	9628 HILLTOP RD
5	896480	0885	4/3/2006	\$1,500,000	1840	0	8	1950	4	13,362	Y	N	9368 VINEYARD CREST
5	896480	0885	3/30/2005	\$1,100,000	1840	0	8	1950	4	13,362	Y	N	9368 VINEYARD CREST
5	896480	0370	7/14/2006	\$1,290,000	1850	0	8	1953	4	10,572	Y	N	1005 BELFAIR RD
5	252504	9195	5/20/2005	\$820,000	1860	0	8	1992	4	9,338	N	N	1049 84TH AVE NE
5	256630	0110	10/7/2005	\$1,100,000	1880	1500	8	1995	3	9,765	Y	N	9421 NE 18TH ST
5	438920	0850	9/14/2004	\$695,000	1920	500	8	1978	3	12,750	Y	N	9544 NE LAKE WASHINGTON BLVD
5	808490	0070	4/19/2005	\$1,050,000	1930	910	8	1967	4	17,442	Y	N	9201 NE 26TH ST
5	808540	0165	3/22/2004	\$790,000	1960	970	8	1957	5	16,304	N	N	9827 NE 31ST ST
5	808440	0269	11/8/2006	\$1,100,000	2010	0	8	1975	4	10,125	N	N	9630 NE 26TH ST
5	412290	0170	4/27/2004	\$929,000	2020	810	8	1960	4	18,967	N	N	9611 NE 34TH ST
5	155210	0095	6/2/2006	\$1,499,000	2040	1480	8	1953	4	12,302	Y	N	9811 NE 13TH ST
5	155210	0095	2/4/2005	\$1,100,000	2040	1480	8	1953	4	12,302	Y	N	9811 NE 13TH ST
5	362504	9108	5/10/2006	\$1,190,000	2040	1040	8	1979	4	16,034	N	N	7742 OVERLAKE DR W
5	542570	0125	4/20/2004	\$649,000	2050	0	8	1981	4	8,339	N	N	2646 80TH AVE NE
5	412290	0150	1/7/2005	\$739,000	2060	1200	8	1974	4	25,297	N	N	9625 NE 34TH ST
5	326230	0900	7/6/2006	\$955,000	2070	240	8	1972	4	8,120	N	N	2647 79TH AVE NE
5	808490	0195	9/29/2004	\$1,085,000	2090	1920	8	1990	3	16,200	N	N	9320 NE 24TH ST
5	410710	0191	4/27/2006	\$1,340,000	2140	770	8	1953	3	14,850	Y	N	1329 94TH AVE NE
5	542630	0010	11/21/2006	\$1,180,000	2180	850	8	1983	4	11,987	N	N	2606 80TH AVE NE
5	542630	0010	7/12/2004	\$815,000	2180	850	8	1983	4	11,987	N	N	2606 80TH AVE NE
5	808490	0200	3/8/2004	\$950,000	2200	1180	8	1990	3	16,200	N	N	2401 94TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	896480	0620	9/14/2006	\$1,475,000	2210	0	8	1953	5	12,079	Y	N	1016 94TH AVE NE
5	326230	0855	10/7/2005	\$949,000	2300	0	8	1997	3	12,150	N	N	2610 78TH AVE NE
5	438920	0432	12/9/2004	\$700,000	2300	0	8	1945	3	13,500	N	N	9724 NE LAKE WASHINGTON BLVD
5	412210	0040	7/26/2006	\$925,000	2320	1110	8	1955	5	14,984	N	N	3217 103RD PL NE
5	542570	0026	8/20/2004	\$820,000	2320	0	8	1963	4	16,071	N	N	8240 NE 25TH ST
5	192505	9199	5/18/2004	\$835,000	2340	0	8	1970	4	12,920	N	N	9401 NE 32ND ST
5	896480	0725	3/30/2006	\$1,211,000	2360	0	8	1949	4	9,600	N	N	930 SUNSET WAY
5	896480	0770	7/27/2004	\$980,000	2420	0	8	1998	3	11,522	N	N	917 EVERGREEN DR
5	438920	0999	5/1/2005	\$875,000	2430	0	8	1987	4	10,134	N	N	524 96TH AVE NE
5	192505	9098	4/20/2006	\$950,000	2470	0	8	1959	4	22,173	N	N	9220 NE 31ST ST
5	412230	0035	11/3/2004	\$950,000	2470	1680	8	1963	4	17,965	N	N	10043 NE 33RD ST
5	165180	0310	3/14/2006	\$1,100,000	2480	0	8	1968	3	20,600	N	N	1500 86TH AVE NE
5	808440	0385	5/25/2005	\$940,000	2490	0	8	1994	3	9,855	N	N	9630 NE 27TH ST
5	931560	0120	6/7/2005	\$975,000	2530	0	8	1964	4	20,140	N	N	8426 NE 21ST PL
5	187290	0025	6/24/2004	\$692,000	2650	0	8	1976	3	18,750	N	N	9021 NE 1ST ST
5	256630	0020	7/6/2006	\$1,370,000	2660	860	8	1954	4	17,351	Y	N	1615 94TH AVE NE
5	054010	0551	5/27/2005	\$875,000	2680	0	8	1991	3	28,740	N	N	8830 NE 28TH ST
5	542470	0240	4/26/2005	\$1,675,000	2710	870	8	1987	5	25,912	Y	N	600 84TH AVE NE
5	254070	0150	10/26/2005	\$1,210,000	2924	0	8	1999	4	16,080	N	N	8607 NE 12TH ST
5	302505	9097	9/27/2004	\$960,000	2950	0	8	1951	4	20,592	N	N	2306 92ND AVE NE
5	412210	0125	8/25/2005	\$772,000	2980	0	8	1955	5	12,821	N	N	3118 103RD AVE NE
5	165180	0100	5/25/2006	\$1,338,000	3300	0	8	1966	4	21,120	N	N	1501 86TH AVE NE
5	165350	0070	3/21/2005	\$710,000	3300	0	8	1953	3	12,090	N	N	9155 NE 21ST PL
5	256630	0005	8/23/2006	\$1,250,000	3520	0	8	1955	4	15,756	N	N	1755 94TH AVE NE
5	542680	0020	6/22/2004	\$725,000	1260	1240	9	1974	3	5,888	Y	N	1220 80TH PL NE
5	542680	0040	9/28/2004	\$695,000	1340	1330	9	1974	3	4,960	Y	N	1240 80TH PL NE
5	412270	0140	12/29/2005	\$730,000	1350	1110	9	1978	4	15,338	Y	N	9840 NE 34TH ST
5	383550	2325	11/1/2006	\$1,150,000	1360	460	9	1950	3	13,826	Y	N	543 OVERLAKE DR E
5	808540	0085	8/5/2004	\$864,000	1740	1560	9	1963	4	16,304	Y	N	9620 NE 31ST ST
5	201870	0185	4/22/2005	\$1,380,000	1770	1000	9	2003	3	10,812	Y	N	411 84TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	192505	9270	3/11/2005	\$628,500	1780	1110	9	1996	3	51,366	N	N	9632 NE 35TH PL
5	256630	0045	3/18/2006	\$1,350,000	1790	1020	9	2005	3	11,463	N	N	9441 NE 16TH ST
5	931560	0160	8/5/2004	\$942,000	1790	1560	9	1968	4	20,132	N	N	8435 NE 22ND PL
5	808540	0335	7/7/2005	\$1,350,000	1800	1580	9	1959	4	16,304	Y	N	9620 NE 28TH ST
5	302505	9126	4/27/2006	\$1,340,000	1920	1110	9	1998	3	19,857	N	N	1628 92ND AVE NE
5	302505	9126	8/15/2006	\$1,488,000	1920	1110	9	1998	3	19,857	N	N	1628 92ND AVE NE
5	896480	0975	10/23/2006	\$1,555,000	1940	1250	9	1992	4	14,904	Y	N	9611 EVERGREEN DR
5	890750	0050	10/30/2006	\$1,950,000	1950	1540	9	1959	4	25,270	Y	N	9027 NE 15TH ST
5	808540	0301	12/2/2005	\$1,180,000	1970	1320	9	1992	5	8,504	Y	N	2901 98TH AVE NE
5	896480	0020	8/1/2006	\$1,500,000	2010	0	9	1950	3	14,844	Y	N	9641 HILLTOP RD
5	896480	0020	3/24/2005	\$925,000	2010	0	9	1950	3	14,844	Y	N	9641 HILLTOP RD
5	896480	0015	10/3/2006	\$1,650,000	2060	1600	9	1950	4	15,483	Y	N	9633 HILLTOP RD
5	165180	0430	3/9/2005	\$1,350,000	2110	1840	9	1992	3	20,100	Y	N	1461 88TH AVE NE
5	896480	0910	10/18/2005	\$1,099,500	2130	0	9	1992	5	10,400	N	N	913 SUNSET WAY
5	302530	0280	6/30/2004	\$1,065,000	2140	0	9	1991	4	10,206	N	N	7622 NE 14TH ST
5	931560	0060	3/17/2005	\$935,000	2170	1570	9	1965	4	20,140	N	N	8435 NE 21ST PL
5	025160	0080	12/19/2005	\$1,400,000	2210	1680	9	1974	4	20,008	Y	N	9404 NE 26TH ST
5	932020	0040	3/3/2005	\$1,402,000	2220	2210	9	1964	5	20,826	N	N	1701 86TH AVE NE
5	644860	0210	8/13/2004	\$1,000,000	2230	1150	9	1963	4	19,973	N	N	8601 NE 19TH ST
5	302505	9186	6/7/2005	\$1,960,400	2250	1930	9	1979	4	19,602	Y	N	1432 88TH AVE NE
5	410710	0262	5/17/2005	\$995,000	2310	0	9	1979	5	10,125	Y	N	9707 NE 14TH ST
5	063200	0130	10/5/2004	\$1,050,000	2360	2030	9	1949	4	20,486	N	N	9250 NE 19TH ST
5	383550	2544	10/13/2005	\$1,486,000	2380	2140	9	1977	4	17,824	Y	N	329 OVERLAKE DR E
5	383550	2544	4/1/2005	\$1,475,000	2380	2140	9	1977	4	17,824	Y	N	329 OVERLAKE DR E
5	931560	0140	10/13/2005	\$1,350,000	2380	1500	9	1967	5	19,870	N	N	2111 86TH AVE NE
5	025150	0270	11/13/2006	\$1,180,000	2410	0	9	1973	5	22,450	N	N	9200 NE 28TH PL
5	025150	0210	9/12/2006	\$1,375,000	2460	0	9	2001	3	20,249	N	N	3015 93RD PL NE
5	546130	0330	12/26/2006	\$1,550,000	2460	0	9	1956	5	18,846	Y	N	9120 NE 19TH ST
5	326230	1575	5/10/2006	\$1,142,000	2470	0	9	2000	3	10,827	N	N	2615 80TH AVE NE
5	180300	0010	10/5/2004	\$1,100,000	2480	850	9	1993	3	20,020	N	N	9033 NE 22ND PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	438920	1128	4/1/2004	\$900,000	2490	1620	9	1962	4	15,600	Y	N	9419 NE 5TH ST
5	542570	0205	5/24/2005	\$1,050,000	2550	1910	9	1994	3	16,953	N	N	2605 82ND AVE NE
5	542680	0060	11/1/2004	\$715,000	2550	0	9	1974	3	5,287	Y	N	1260 80TH PL NE
5	542680	0060	2/25/2004	\$645,000	2550	0	9	1974	3	5,287	Y	N	1260 80TH PL NE
5	326230	0215	8/4/2006	\$1,310,000	2580	0	9	1977	4	16,238	N	N	2240 EVERGREEN POINT RD
5	165180	0210	3/8/2004	\$855,000	2610	0	9	1967	3	20,115	N	N	1307 86TH AVE NE
5	255900	0060	9/20/2006	\$1,462,500	2640	0	9	1962	4	20,237	Y	N	2310 91ST PL NE
5	542711	0040	2/3/2005	\$825,000	2740	0	9	1984	3	16,007	N	N	2557 MEDINA CIR
5	542711	0040	2/9/2004	\$729,000	2740	0	9	1984	3	16,007	N	N	2557 MEDINA CIR
5	247000	0120	9/22/2005	\$1,190,000	2760	0	9	1968	4	24,206	N	N	2001 77TH AVE NE
5	932380	0110	2/2/2005	\$1,545,000	2850	500	9	1968	4	14,477	Y	N	9037 NE 16TH ST
5	054010	0854	9/22/2004	\$690,000	2920	0	9	2000	3	25,400	N	N	8580 NE 28TH ST
5	542470	0110	8/19/2004	\$1,275,000	2920	0	9	1946	5	12,420	N	N	620 86TH AVE NE
5	896480	0840	6/28/2005	\$1,200,000	2980	0	9	1999	4	17,746	N	N	1047 SUNSET WAY
5	362504	9041	6/24/2005	\$1,235,000	2990	0	9	1995	4	10,000	N	N	7614 OVERLAKE DR W
5	542710	0140	8/8/2005	\$1,002,500	3020	0	9	1979	4	16,495	N	N	2507 MEDINA CIR
5	808490	0055	6/10/2004	\$1,310,000	3020	1000	9	1998	3	16,617	Y	N	2509 94TH AVE NE
5	896480	0550	4/27/2006	\$1,470,000	3040	0	9	1989	3	12,005	Y	N	9633 VINEYARD CREST
5	896480	0135	1/5/2004	\$1,395,000	3080	0	9	1999	3	11,766	Y	N	9500 VINEYARD CREST
5	886100	0230	4/14/2005	\$1,185,000	3130	1730	9	2004	3	12,464	N	N	10052 NE 30TH PL
5	302505	9087	10/17/2005	\$1,425,000	3160	1580	9	1964	4	20,390	N	N	2034 94TH AVE NE
5	165190	0180	2/25/2005	\$950,000	3240	0	9	1978	4	20,360	N	N	2505 85TH AVE NE
5	326230	1205	2/7/2004	\$965,000	3340	0	9	1952	4	16,378	N	N	2055 79TH AVE NE
5	932030	0120	10/11/2005	\$1,200,000	3550	0	9	1969	5	18,095	N	N	1628 86TH AVE NE
5	438920	1075	8/24/2006	\$1,600,000	3680	0	9	1982	5	13,351	Y	N	9511 NE 5TH ST
5	255900	0010	7/26/2004	\$1,150,000	4350	0	9	1964	4	20,107	Y	N	2325 92ND AVE NE
5	165600	0040	8/29/2006	\$1,900,000	1800	1120	10	2005	3	20,005	Y	N	9060 NE 26TH ST
5	438920	0786	10/21/2005	\$1,350,000	1900	1900	10	1959	5	9,993	Y	N	9401 NE 1ST ST
5	438920	0786	4/13/2005	\$1,270,000	1900	1900	10	1959	5	9,993	Y	N	9401 NE 1ST ST
5	438920	0786	2/14/2004	\$1,075,000	1900	1900	10	1959	5	9,993	Y	N	9401 NE 1ST ST



**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	412290	0020	10/26/2005	\$1,010,000	2020	2020	10	2001	3	20,001	Y	N	3418 96TH AVE NE
5	932030	0150	5/11/2006	\$1,620,000	2030	1990	10	1998	3	19,469	N	N	1631 86TH AVE NE
5	410710	0144	12/30/2004	\$1,120,000	2120	1530	10	1997	3	10,852	N	N	1344 92ND AVE NE
5	929090	0130	5/12/2005	\$920,000	2180	1030	10	1967	3	20,278	N	N	8620 NE 21ST PL
5	438920	0430	1/4/2006	\$1,200,000	2300	0	10	1986	3	9,225	Y	N	9751 NE 1ST ST
5	247000	0200	9/19/2006	\$1,700,000	2330	120	10	1964	3	27,418	N	N	1824 77TH AVE NE
5	025150	0180	5/25/2006	\$1,188,600	2450	1050	10	1970	4	18,168	N	N	3016 93RD PL NE
5	336850	0080	6/28/2006	\$2,010,000	2450	1920	10	1977	5	20,150	Y	N	1301 91ST AVE NE
5	955740	0140	4/1/2005	\$855,000	2500	0	10	1967	4	20,886	N	N	2621 86TH AVE NE
5	317460	0070	5/4/2006	\$1,110,000	2530	0	10	1982	4	19,848	N	N	2790 85TH PL NE
5	165180	0330	8/4/2005	\$1,580,000	2610	1750	10	2001	3	21,000	N	N	1446 86TH AVE NE
5	644860	0190	4/4/2005	\$1,130,000	2680	650	10	1965	3	26,894	N	N	8624 NE 19TH ST
5	221050	0008	6/14/2005	\$1,138,000	2750	480	10	1987	3	15,210	Y	N	802 84TH AVE NE
5	808440	0105	6/29/2006	\$1,350,000	2810	0	10	2006	3	6,750	N	N	9619 NE 25TH ST
5	165150	0045	8/23/2005	\$1,089,000	2840	0	10	2001	3	14,730	N	N	3040 92ND PL NE
5	252504	9146	5/4/2005	\$1,310,000	2900	0	10	2003	3	8,424	N	N	7615 NE 12TH ST
5	252504	9146	2/4/2005	\$1,100,000	2900	0	10	2003	3	8,424	N	N	7615 NE 12TH ST
5	054010	0057	10/15/2004	\$760,000	2940	310	10	1989	4	10,949	N	N	9033 NE 32ND ST
5	500650	0030	7/19/2004	\$1,500,000	2950	1940	10	1974	4	20,083	Y	N	9242 NE 14TH ST
5	165190	0150	6/17/2004	\$915,000	2960	0	10	1983	4	22,998	N	N	2535 85TH AVE NE
5	808540	0005	6/15/2004	\$900,000	3000	0	10	1988	4	17,404	N	N	3115 100TH AVE NE
5	886100	0005	7/25/2006	\$1,200,000	3030	0	10	2000	3	14,201	N	N	10260 NE 30TH PL
5	438920	0640	7/24/2006	\$1,426,000	3070	0	10	2001	3	8,570	N	N	517 99TH AVE NE
5	025150	0230	1/30/2006	\$1,150,000	3080	0	10	1971	4	19,934	N	N	9316 NE 30TH ST
5	929090	0080	1/21/2004	\$1,110,000	3100	0	10	1968	4	20,517	Y	N	2115 88TH AVE NE
5	896480	0445	5/27/2005	\$1,375,000	3110	0	10	2003	3	14,872	Y	N	9821 BELFAIR RD
5	890760	0080	11/20/2006	\$1,565,000	3150	360	10	1976	5	10,730	N	N	1210 88TH PL NE
5	252504	9168	5/12/2005	\$1,250,000	3270	0	10	2001	3	14,700	N	N	811 82ND AVE NE
5	326230	0057	2/1/2006	\$1,381,000	3370	0	10	1990	3	16,087	N	N	2616 EVERGREEN POINT RD
5	438920	0710	6/18/2005	\$1,398,000	3380	0	10	2000	3	8,570	N	N	720 98TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	054010	0855	2/19/2004	\$620,000	3430	0	10	1989	3	20,400	N	N	8550 NE 28TH ST
5	553610	0015	9/5/2006	\$1,500,000	3440	0	10	1997	4	9,787	N	N	1367 99TH AVE NE
5	025150	0040	4/2/2004	\$899,900	3460	0	10	1977	3	20,327	N	N	2812 94TH AVE NE
5	252504	9211	1/27/2004	\$1,240,000	3510	0	10	2003	3	9,520	N	N	816 82ND AVE NE
5	247010	0170	3/10/2005	\$2,175,000	3600	1150	10	1965	4	29,523	N	N	2242 79TH AVE NE
5	438920	0660	6/9/2004	\$1,445,000	3600	0	10	2001	3	8,570	N	N	523 99TH AVE NE
5	929090	0040	3/22/2006	\$1,285,000	3600	0	10	1968	5	19,110	N	N	8715 NE 21ST ST
5	410710	0303	7/3/2006	\$1,650,000	3620	0	10	2006	3	8,700	N	N	1215 100TH AVE NE
5	890750	0035	11/14/2006	\$2,200,000	3670	930	10	1956	4	21,525	Y	N	8862 NE 14TH ST
5	412250	0050	5/8/2006	\$1,700,000	3680	1240	10	1996	4	13,246	Y	N	9827 NE 33RD ST
5	808440	0401	10/6/2004	\$1,450,000	3680	0	10	2004	3	9,450	N	N	9710 NE 27TH ST
5	326230	0575	11/27/2006	\$1,925,000	3790	0	10	2004	3	8,119	N	N	2227 78TH AVE NE
5	808490	0145	5/5/2005	\$1,425,000	3830	0	10	1998	3	16,202	N	N	9520 NE 24TH ST
5	808490	0145	7/8/2004	\$1,292,500	3830	0	10	1998	3	16,202	N	N	9520 NE 24TH ST
5	302505	9115	1/14/2005	\$1,500,000	3840	0	10	2005	3	11,364	N	N	9460 NE 20TH ST
5	932030	0010	8/10/2004	\$1,617,000	4060	0	10	1965	5	28,155	Y	N	8670 NE 17TH ST
5	165180	0120	11/24/2004	\$1,110,000	4080	0	10	1988	4	22,050	N	N	8519 NE 15TH ST
5	931560	0210	3/29/2006	\$1,400,000	4160	0	10	1964	4	19,535	N	N	8426 NE 22ND PL
5	332350	0050	5/31/2006	\$1,870,000	4200	0	10	2005	3	11,668	N	N	1035 88TH AVE NE
5	438920	0685	5/3/2005	\$1,439,000	4200	0	10	2004	3	12,821	N	N	703 99TH AVE NE
5	201870	0030	8/11/2004	\$1,625,000	4330	0	10	1987	4	16,574	N	N	624 81ST AVE NE
5	209900	0070	6/26/2006	\$2,202,000	4400	0	10	2006	3	22,412	Y	N	9514 NE 13TH ST
5	808490	0110	5/11/2004	\$1,689,000	4520	0	10	2004	3	16,200	N	N	9445 NE 25TH ST
5	192505	9072	7/26/2004	\$1,795,000	4830	0	10	2004	3	16,668	N	N	9525 NE 30TH PL
5	064320	0110	10/12/2005	\$1,650,000	2200	1890	11	1992	3	20,047	Y	N	2405 91ST PL NE
5	025162	0140	7/19/2005	\$1,300,000	2470	1320	11	1976	4	20,756	Y	N	2719 95TH AVE NE
5	165030	0010	3/3/2006	\$1,950,000	2620	1510	11	1984	4	23,549	Y	N	2323 89TH PL NE
5	302505	9130	11/29/2005	\$1,625,000	2845	0	11	2001	3	12,880	Y	N	9120 NE 17TH ST
5	808540	0295	1/4/2005	\$1,905,000	2850	1690	11	1985	5	16,304	Y	N	9708 NE 29TH ST
5	890762	0020	12/7/2005	\$1,335,000	2940	2500	11	1977	3	20,000	Y	N	8930 NE 13TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	201870	0095	3/8/2004	\$1,750,000	3080	0	11	1997	3	23,384	N	N	8106 OVERLAKE DR W
5	932380	0025	5/4/2004	\$1,765,000	3100	0	11	1995	3	14,270	Y	N	9006 NE 17TH ST
5	808440	0430	6/8/2005	\$1,400,000	3180	0	11	2001	3	10,648	N	N	9725 NE 28TH ST
5	326230	0735	11/24/2004	\$1,320,000	3260	0	11	2003	3	8,120	N	N	2625 77TH AVE NE
5	412250	0040	10/26/2005	\$2,200,000	3330	1620	11	2004	3	20,291	Y	N	3232 98TH AVE NE
5	054010	0860	3/23/2006	\$885,000	3340	0	11	1988	3	17,970	N	N	8500 NE 28TH ST
5	326230	0005	5/16/2005	\$1,359,000	3360	0	11	1990	3	16,050	N	N	2790 EVERGREEN POINT RD
5	410710	0305	4/7/2005	\$1,150,000	3370	1140	11	2001	3	6,565	N	N	1219 100TH AVE NE
5	064320	0090	10/16/2006	\$2,434,000	3440	2100	11	1985	3	22,518	Y	N	9102 NE 25TH PL
5	644730	0160	6/23/2004	\$1,900,000	3480	0	11	1991	3	11,088	Y	N	8455 RIDGE RD
5	254070	0168	8/30/2005	\$1,150,000	3490	0	11	1983	3	16,306	N	N	8608 NE 10TH ST
5	247020	0060	6/10/2005	\$1,650,000	3510	0	11	1965	5	19,975	Y	N	1556 79TH PL NE
5	025162	0070	6/16/2006	\$1,315,000	3560	0	11	1977	4	19,024	N	N	9401 NE 27TH ST
5	221050	0006	12/14/2005	\$1,535,000	3560	0	11	1997	3	18,300	Y	N	842 84TH AVE NE
5	890762	0060	11/5/2004	\$2,139,000	3640	2690	11	2004	3	16,800	Y	N	8905 NE 13TH ST
5	201870	0050	6/9/2005	\$1,800,000	3660	0	11	1996	3	18,498	N	N	8206 OVERLAKE DR W
5	302530	0353	3/10/2006	\$1,750,000	3690	0	11	1969	4	18,818	N	N	7651 NE 16TH ST
5	896480	0120	4/24/2006	\$2,368,000	3770	0	11	2006	3	11,208	Y	N	9632 VINEYARD CREST
5	758370	0090	2/26/2006	\$1,950,000	3820	0	11	2005	3	12,670	N	N	9117 NE 10TH ST
5	326230	0515	9/12/2006	\$1,950,000	3840	0	11	1993	4	16,238	N	N	2244 77TH AVE NE
5	438920	1160	9/8/2004	\$1,855,000	3840	1100	11	2003	3	8,568	Y	N	713 95TH AVE NE
5	410710	0308	6/2/2006	\$1,725,001	3850	0	11	1999	3	11,242	N	N	1203 100TH AVE NE
5	410710	0280	10/13/2005	\$1,600,000	3970	0	11	2005	3	8,641	N	N	1340 99TH AVE NE
5	064320	0040	9/19/2006	\$2,210,000	4010	1100	11	1985	5	22,210	Y	N	9153 NE 25TH PL
5	410710	0209	9/8/2006	\$2,625,000	4010	0	11	1987	3	21,120	Y	N	9425 NE 14TH ST
5	890762	0030	3/10/2006	\$1,495,000	4020	2810	11	1977	4	18,900	N	N	8920 NE 13TH ST
5	302530	0265	1/12/2004	\$1,475,000	4090	0	11	1984	4	21,810	N	N	7660 NE 14TH ST
5	438920	0981	2/5/2004	\$1,290,000	4130	0	11	2003	3	8,570	N	N	515 97TH AVE NE
5	302505	9006	12/21/2004	\$1,825,000	4150	1500	11	1988	3	22,570	N	N	2048 92ND AVE NE
5	808490	0065	2/23/2005	\$1,850,000	4290	0	11	1998	3	16,312	Y	N	9219 NE 26TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	165250	0010	1/28/2006	\$1,680,000	4420	0	11	2003	3	20,759	N	N	9019 NE 28TH ST
5	383550	0070	6/22/2006	\$2,249,159	4610	0	11	2005	3	11,025	N	N	1020 91ST AVE NE
5	808490	0160	12/15/2005	\$2,430,026	4660	0	11	2005	3	16,200	Y	N	9237 NE 25TH ST
5	207900	0050	5/11/2006	\$2,140,000	4790	0	11	2003	3	20,299	N	N	3401 96TH AVE NE
5	410710	0192	7/28/2005	\$2,300,000	5120	0	11	1990	5	18,638	Y	N	9235 NE 14TH ST
5	438920	1086	2/23/2004	\$1,800,000	5620	760	11	1995	3	19,810	N	N	9525 NE 5TH ST
5	896480	0760	6/9/2005	\$2,225,000	2480	1800	12	2001	3	16,445	Y	N	9358 EVERGREEN DR
5	932380	0055	3/30/2006	\$2,688,000	2620	2090	12	2005	3	11,079	Y	N	1715 91ST AVE NE
5	025161	0010	8/9/2006	\$1,500,000	2690	2690	12	1969	4	21,090	Y	N	2726 95TH AVE NE
5	896480	0890	8/19/2004	\$2,247,850	2760	1800	12	1995	3	13,363	Y	N	9357 HILLTOP RD
5	252504	9238	12/19/2005	\$2,575,000	2790	2370	12	2005	3	16,082	N	N	7807 NE 12TH ST
5	808490	0025	4/26/2005	\$1,895,000	2790	2710	12	1988	3	16,616	Y	N	9403 NE 26TH ST
5	383550	2230	5/11/2005	\$3,150,000	2860	2490	12	2002	3	17,160	Y	N	518 UPLAND RD
5	932380	0075	6/24/2005	\$2,700,000	3060	900	12	2001	3	12,077	Y	N	1624 90TH AVE NE
5	302505	9011	11/1/2004	\$2,410,000	3110	3110	12	1998	3	20,846	Y	N	1604 92ND AVE NE
5	165030	0070	5/15/2006	\$2,550,000	3120	2040	12	1984	4	19,938	Y	N	2200 89TH AVE NE
5	252504	9023	7/6/2006	\$2,640,000	3290	3110	12	2001	3	24,291	N	N	7831 NE 12TH ST
5	187290	0035	7/21/2005	\$2,875,000	3320	3020	12	2005	3	17,376	Y	N	9027 NE 1ST ST
5	252504	9165	9/5/2006	\$2,245,000	3350	1760	12	1994	4	18,720	N	N	1034 76TH AVE NE
5	542470	0035	10/20/2005	\$2,200,000	3350	660	12	2001	3	11,407	N	N	8446 NE 7TH ST
5	165180	0400	8/18/2005	\$2,500,000	3380	2530	12	2003	3	20,500	N	N	1431 88TH AVE NE
5	808490	0090	1/5/2004	\$2,400,000	3540	3040	12	2001	3	16,200	Y	N	9234 NE 25TH ST
5	896480	0565	6/2/2005	\$2,618,000	3780	1890	12	2003	3	13,868	Y	N	925 PARK RD
5	890762	0070	10/22/2004	\$2,345,000	3810	1490	12	2004	3	19,320	N	N	8915 NE 13TH ST
5	410710	0163	5/30/2006	\$2,427,500	3820	2180	12	2000	3	13,200	N	N	1204 92ND AVE NE
5	438920	1121	6/27/2005	\$2,350,000	3850	1800	12	2004	3	7,800	Y	N	9433 NE 5TH ST
5	302530	0245	8/29/2006	\$2,125,000	3960	0	12	1992	4	19,857	N	N	7804 NE 14TH ST
5	252504	9260	11/3/2006	\$2,500,000	3980	1360	12	2006	3	12,163	N	N	1010 82ND AVE NE
5	252504	9199	6/17/2005	\$2,250,000	4000	0	12	1999	4	16,220	N	N	817 82ND AVE NE
5	808440	0030	3/9/2005	\$1,600,000	4070	0	12	2001	3	12,825	N	N	9626 NE 24TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	326230	0420	6/20/2005	\$2,175,000	4180	0	12	1999	4	16,236	N	N	2030 77TH AVE NE
5	410710	0188	5/15/2006	\$2,990,000	4210	1730	12	1999	4	14,850	Y	N	1315 94TH AVE NE
5	808150	0020	3/23/2005	\$2,450,000	4290	0	12	1984	4	21,305	Y	N	9633 NE 30TH PL
5	808540	0320	3/16/2004	\$2,550,000	4340	1130	12	2003	3	16,306	Y	N	9621 NE 29TH ST
5	796090	0010	10/5/2005	\$3,192,500	4460	1740	12	2005	3	26,652	Y	N	8829 NE 24TH ST
5	256630	0015	8/28/2006	\$2,573,950	4550	0	12	2006	3	13,593	N	N	1625 94TH AVE NE
5	362504	9105	6/14/2006	\$2,650,000	4550	0	12	2000	3	18,831	N	N	7620 OVERLAKE DR W
5	362504	9105	6/1/2005	\$2,376,000	4550	0	12	2000	3	18,831	N	N	7620 OVERLAKE DR W
5	252504	9233	11/11/2005	\$2,625,000	4780	0	12	2005	3	16,065	N	N	7815 NE 12TH ST
5	438920	0475	8/31/2004	\$2,450,000	4900	0	12	2003	3	12,750	Y	N	9822 NE LAKE WASHINGTON BLVD
5	256630	0070	3/30/2006	\$2,515,000	5030	0	12	2005	3	14,655	N	N	1620 94TH AVE NE
5	302505	9093	5/30/2006	\$2,864,000	5090	0	12	2006	3	23,669	N	N	2115 94TH AVE NE
5	326230	0100	7/1/2004	\$2,150,000	5250	0	12	2003	3	15,957	N	N	2500 EVERGREEN POINT RD
5	808440	0065	10/30/2006	\$2,200,000	5390	0	12	2001	3	14,266	N	N	2423 98TH AVE NE
5	808440	0065	1/19/2005	\$1,925,000	5390	0	12	2001	3	14,266	N	N	2423 98TH AVE NE
5	362504	9042	7/20/2006	\$3,400,000	5490	0	12	2005	3	19,897	N	N	7728 OVERLAKE DR W
5	896480	0315	6/28/2006	\$3,100,000	6980	0	12	2005	3	22,507	Y	N	9900 VINEYARD CREST
5	438920	0787	3/1/2004	\$2,250,000	2590	2450	13	2002	3	10,000	Y	N	9406 LAKE WASHINGTON BLVD NE
5	247010	0110	1/20/2005	\$5,500,000	6200	1800	13	2001	3	35,069	N	N	2010 79TH AVE NE
5	302505	9179	4/11/2005	\$6,228,772	7600	0	13	1993	5	63,597	Y	N	1750 92ND AVE NE
9	549220	0005	1/12/2006	\$550,000	1040	580	6	1954	4	9,300	N	N	10054 SE 7TH ST
9	549220	0030	7/13/2005	\$492,000	1320	0	6	1954	5	10,003	N	N	10014 SE 7TH ST
9	066600	0232	7/11/2005	\$445,000	1390	0	6	1955	4	8,395	N	N	10222 SE 8TH ST
9	062900	0570	10/13/2006	\$850,000	1750	0	6	1948	4	12,540	N	N	10604 SE 27TH PL
9	066600	0200	9/6/2006	\$650,000	1080	0	7	1952	3	10,710	N	N	10255 SE 6TH ST
9	386090	0121	3/1/2005	\$575,000	1120	1120	7	1957	4	6,639	N	N	1821 104TH AVE SE
9	062900	0730	7/17/2006	\$850,000	1140	350	7	1947	4	9,800	N	N	10609 SE 29TH ST
9	062900	0730	6/8/2005	\$720,000	1140	350	7	1947	4	9,800	N	N	10609 SE 29TH ST
9	082405	9177	3/7/2004	\$568,000	1250	560	7	1953	4	6,098	Y	N	2452 KILLARNEY WAY
9	549310	0215	5/16/2006	\$780,000	1270	0	7	1928	5	9,008	N	N	540 98TH AVE SE

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	062900	0410	8/29/2006	\$845,000	1400	1400	7	1957	5	9,750	N	N	10401 SE 27TH ST
9	573960	1195	4/21/2006	\$645,000	1510	1510	7	1968	4	10,800	N	N	10210 SE 10TH ST
9	573960	0460	1/3/2006	\$665,000	1540	1290	7	1957	4	10,500	Y	N	826 101ST AVE SE
9	052405	9235	7/16/2004	\$545,000	1560	640	7	1966	4	11,000	N	N	1638 103RD AVE SE
9	234430	0099	5/13/2005	\$650,000	1600	0	7	1955	5	11,788	N	N	10532 SE 32ND ST
9	386140	0040	6/27/2006	\$998,000	1600	1270	7	2001	3	23,491	N	N	10260 SE 21ST ST
9	386140	0040	2/18/2004	\$790,000	1600	1270	7	2001	3	23,491	N	N	10260 SE 21ST ST
9	234430	0124	8/24/2004	\$609,000	1630	0	7	1963	4	10,770	N	N	3009 106TH AVE SE
9	062900	0459	2/1/2006	\$724,220	1660	440	7	1950	3	8,990	N	N	10405 SE 28TH ST
9	066600	0437	6/2/2006	\$745,000	1830	0	7	1953	5	13,658	N	N	10130 SE 8TH ST
9	052405	9174	6/2/2005	\$675,000	1930	0	7	1951	4	8,400	N	N	10227 SE 16TH ST
9	776870	0285	4/24/2006	\$1,000,000	1520	780	8	1973	4	19,020	N	N	9535 SE SHORELAND DR
9	234430	0120	10/12/2005	\$660,000	1530	460	8	1980	4	8,931	N	N	10521 SE 30TH ST
9	549720	0090	6/10/2005	\$599,000	1620	1220	8	1978	5	10,393	N	N	1002 103RD AVE SE
9	062900	0721	8/31/2006	\$825,000	1780	1680	8	1962	4	12,220	N	N	2808 107TH AVE SE
9	776870	0190	3/23/2004	\$890,000	2290	2120	8	1929	5	11,690	Y	N	9608 SE SHORELAND DR
9	062405	9025	11/27/2006	\$830,000	2350	0	8	1956	5	15,120	N	N	1840 100TH AVE SE
9	062900	0800	1/20/2005	\$1,020,000	2350	0	8	1949	5	18,975	N	N	10526 SE 28TH ST
9	062900	0600	2/23/2006	\$1,125,000	2410	0	8	1911	4	15,269	N	N	2811 106TH PL SE
9	062900	0725	3/13/2006	\$809,000	2440	0	8	1964	4	12,913	N	N	10706 SE 29TH ST
9	778740	0055	7/22/2004	\$860,000	2540	0	8	1955	4	32,739	N	N	108 CEDAR CREST LN
9	062900	0838	7/12/2006	\$1,133,000	2570	1160	8	1949	5	13,920	N	N	10528 SE 29TH ST
9	776870	0165	12/23/2005	\$945,000	1120	1110	9	1975	4	9,300	Y	N	9510 SE SHORELAND DR
9	549311	0030	12/2/2005	\$1,150,000	1530	1430	9	1985	4	21,089	Y	N	9602 SE 7TH ST
9	082405	9229	9/17/2004	\$885,000	1530	0	9	1967	4	16,117	Y	Y	10843 SE LAKE RD
9	032200	0020	6/23/2005	\$525,000	1660	0	9	1986	3	3,398	N	N	627 BELLEVUE WAY SE
9	032200	0050	12/15/2004	\$535,000	1660	0	9	1985	3	3,292	N	N	621 BELLEVUE WAY SE
9	562730	1025	9/7/2006	\$1,425,000	1910	0	9	1976	3	18,067	Y	N	916 SE SHORELAND DR
9	062405	9060	4/21/2005	\$1,150,000	1960	1220	9	1951	5	11,394	N	N	1615 100TH AVE SE
9	062900	0565	5/26/2005	\$915,000	2120	0	9	2001	3	7,000	N	N	10535 SE 29TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	549311	0010	7/1/2004	\$875,000	2360	790	9	1984	3	19,851	Y	N	611 97TH PL SE
9	234430	0115	3/21/2005	\$849,800	2370	0	9	2002	3	8,237	N	N	10513 SE 30TH ST
9	386140	0051	5/8/2006	\$1,005,000	2660	0	9	2000	3	11,226	N	N	2015 104TH AVE SE
9	778740	0050	12/8/2006	\$1,300,000	2730	810	9	1956	5	41,016	N	N	110 NORTHSIDE RD
9	082405	9043	2/22/2005	\$850,000	2770	0	9	1977	4	9,170	N	N	2545 104TH AVE SE
9	062900	0400	5/1/2006	\$1,315,000	3310	0	9	1954	4	15,000	N	N	10415 SE 29TH ST
9	383550	2910	9/10/2004	\$1,500,000	1230	860	10	1988	3	16,640	Y	Y	328 OVERLAKE DR E
9	778740	0045	4/21/2004	\$925,000	1780	1780	10	1998	3	33,945	N	N	202 NORTHSIDE RD
9	326830	0045	4/18/2006	\$1,800,000	2000	2000	10	1962	5	16,751	Y	N	10201 SE 23RD ST
9	938970	0018	9/11/2004	\$3,000,000	2090	1320	10	1976	3	19,090	Y	Y	104 OVERLAKE DR E
9	562730	0202	9/25/2006	\$1,375,000	2170	0	10	1975	4	15,464	Y	N	403 94TH AVE SE
9	549160	0030	10/25/2006	\$1,200,000	2230	600	10	1980	5	13,761	Y	N	9908 SE 5TH PL
9	082405	9171	3/17/2006	\$1,448,000	2510	940	10	2004	3	9,147	N	N	2417 104TH AVE SE
9	776870	0296	4/13/2005	\$955,000	2550	1020	10	1993	3	12,188	Y	N	9417 SE SHORELAND DR
9	562730	1680	1/16/2004	\$630,000	2740	0	10	1990	3	10,001	N	N	9925 SE 5TH ST
9	778740	0036	6/30/2005	\$1,100,000	3030	0	10	1992	3	42,197	N	N	206 NORTHSIDE RD
9	052405	9299	11/14/2006	\$1,725,000	3180	700	10	1981	3	33,700	N	N	1808 100TH AVE SE
9	062405	9057	6/14/2006	\$1,260,000	3200	0	10	2004	3	8,590	N	N	1611 KILLARNEY WAY
9	062405	9057	7/31/2004	\$903,350	3200	0	10	2004	3	8,590	N	N	1611 KILLARNEY WAY
9	326830	0055	9/13/2004	\$1,471,500	3260	1520	10	2000	3	12,853	Y	N	10221 SE 23RD ST
9	062405	9069	4/24/2006	\$1,625,000	3280	1300	10	1977	3	29,916	Y	N	1831 101ST AVE SE
9	549310	0325	9/13/2005	\$1,312,500	3430	0	10	1996	3	9,985	N	N	9811 SE SHORELAND DR
9	062900	0555	12/7/2005	\$1,525,000	3440	0	10	1992	4	16,000	N	N	10521 SE 29TH ST
9	052405	9017	9/21/2004	\$1,350,000	3560	0	10	2004	3	18,126	N	N	1611 103RD AVE SE
9	082405	9321	5/3/2004	\$1,250,000	3610	760	10	2003	3	8,510	Y	N	2520 103RD AVE SE
9	573960	0025	10/13/2005	\$1,198,000	3630	0	10	2005	3	7,500	N	N	816 100TH AVE SE
9	549311	0070	6/12/2006	\$1,482,500	3800	1400	10	1982	4	27,068	Y	N	501 97TH PL SE
9	776870	0158	11/30/2004	\$1,700,000	1850	1360	11	1995	3	17,750	Y	Y	9412 SE SHORELAND DR
9	549310	0205	10/27/2006	\$1,502,000	2300	1740	11	1989	4	16,478	Y	N	505 99TH AVE SE
9	383550	2920	7/30/2004	\$2,300,000	2310	1310	11	1994	5	18,024	Y	N	320 OVERLAKE DR E

**Improved Sales Used In This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	062405	9048	5/18/2006	\$1,450,000	2510	1040	11	2005	3	6,931	N	N	1934 100TH AVE SE
9	549440	0170	11/24/2004	\$1,250,000	2720	1210	11	1992	3	10,320	Y	N	9214 SHORELAND DR SE
9	383550	2975	6/15/2005	\$2,288,001	2810	580	11	2001	3	10,362	Y	N	232 OVERLAKE DR E
9	386147	0030	9/7/2004	\$1,235,000	3230	0	11	1996	3	18,017	N	N	10184 SE 16TH PL
9	386147	0060	7/25/2005	\$1,494,000	3610	0	11	1996	3	20,723	N	N	1662 101ST PL SE
9	234430	0040	8/2/2006	\$3,800,000	3700	360	11	1952	5	32,468	Y	Y	3229 106TH AVE SE
9	386147	0150	3/9/2005	\$1,375,000	3860	0	11	1995	3	19,741	N	N	1633 100TH PL SE
9	386140	0095	5/31/2005	\$1,675,000	3870	0	11	2001	3	12,473	N	N	10217 SE 21ST ST
9	776870	0295	10/12/2004	\$1,595,000	3870	1660	11	1991	3	12,912	Y	N	9420 SE 5TH ST
9	062900	0810	3/21/2006	\$2,470,000	4410	1400	11	2000	3	20,673	N	N	10516 SE 28TH ST
9	386147	0080	7/3/2006	\$1,567,000	4630	0	11	1995	3	19,597	N	N	1653 101ST PL SE
9	549310	0366	3/9/2005	\$1,545,000	4670	1180	11	1978	4	22,885	Y	N	9539 SE 5TH ST
9	386140	0050	11/17/2006	\$1,975,000	4780	0	11	2005	3	11,399	N	N	2112 104TH PL SE
9	549310	0221	5/22/2006	\$1,950,000	4990	1370	11	1998	3	16,497	Y	N	614 98TH AVE SE
9	082405	9115	6/9/2005	\$3,100,000	2710	1090	12	2001	3	18,100	Y	Y	7 ENATAI DR
9	776870	0170	7/8/2005	\$3,900,000	2930	1630	12	2005	3	15,450	Y	Y	9520 SE SHORELAND DR
9	700010	1070	6/24/2005	\$2,760,000	3510	1420	12	1989	5	4,400	Y	Y	11205 SE LAKE RD
9	938910	0010	4/28/2006	\$2,950,000	3610	2200	12	1981	4	25,316	Y	N	336 OVERLAKE DR E
9	082405	9120	12/15/2005	\$2,015,000	3930	1220	12	2005	3	13,000	N	N	1 ENATAI DR
9	383550	1130	5/25/2004	\$3,500,000	4060	1620	12	1988	5	23,554	Y	Y	9033 LAKE WASHINGTON BLVD NE
9	385990	0060	11/17/2005	\$2,850,000	4360	1940	12	2004	3	16,065	Y	N	2095 BLARNEY PL SE
9	385990	0060	8/30/2004	\$2,235,000	4360	1940	12	2004	3	16,065	Y	N	2095 BLARNEY PL SE
9	385990	0055	5/3/2004	\$2,475,387	4520	1940	12	2004	3	17,287	Y	N	2005 KILLARNEY DR
9	082405	9017	12/8/2006	\$2,550,000	5470	300	12	1989	3	14,218	Y	N	10401 SE 30TH ST
9	778740	0130	3/22/2004	\$1,695,000	6190	0	12	1995	3	62,490	N	N	111 CEDAR CREST LN
9	938910	0060	2/2/2004	\$4,750,000	2570	2880	13	2000	3	21,593	Y	Y	494 OVERLAKE DR E
9	383550	3173	4/8/2004	\$6,200,000	3260	2100	13	1988	5	18,685	Y	Y	226 OVERLAKE DR E
9	781940	0010	6/7/2006	\$3,900,000	3700	1580	13	1988	4	21,116	Y	N	8901 GROAT POINT DR
9	438920	0925	9/7/2005	\$6,650,000	5780	1640	13	2001	3	29,934	Y	Y	9621 LAKE WASHINGTON BLVD NE



**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	192505	9113	10/27/2005	\$1,285,000	RELOCATION - SALE TO SERVICE
1	192505	9152	3/17/2005	\$867,750	NON-REPRESENTATIVE SALE
1	192505	9196	9/20/2006	\$1,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	192505	9201	4/12/2004	\$1,110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	201870	0145	11/8/2006	\$725,000	IMP HAS MINIMAL VALUE
1	206800	0040	3/25/2004	\$2,376,844	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	206800	0060	11/21/2005	\$1,020,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	220740	0020	4/27/2004	\$1,495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	220740	0100	11/23/2005	\$3,460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	242504	9137	8/8/2005	\$2,670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	242504	9137	5/19/2005	\$1,750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	242504	9221	4/28/2005	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	242504	9225	11/15/2005	\$7,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	242504	9232	10/31/2006	\$1,800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	242504	9251	7/19/2006	\$15,000,000	NO MARKET REPRESENTATION
1	247270	0030	4/24/2006	\$2,777,335	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	247270	0035	5/12/2005	\$2,000,888	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	247270	0065	9/21/2006	\$2,100,000	QUESTIONABLE PER APPRAISAL
1	247270	0075	2/9/2005	\$1,990,000	QUESTIONABLE PER APPRAISAL
1	252504	9013	4/14/2005	\$6,890,000	IMP COUNT
1	252504	9015	12/29/2005	\$5,750,000	PLOTTAGE
1	339500	0050	7/7/2006	\$1,350,000	BUILDER OR DEVELOPER SALES
1	353490	0090	4/18/2006	\$3,850,000	IMP COUNT
1	353490	0275	9/13/2005	\$7,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	353490	0325	9/1/2004	\$5,640,000	NO MARKET EXPOSURE
1	353490	0445	1/20/2005	\$8,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	353490	0525	4/19/2005	\$3,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	353490	0531	4/7/2005	\$2,975,000	NON-REPRESENTATIVE SALE
1	353690	0080	7/12/2005	\$1,080,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	353790	0045	4/6/2004	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	353790	0160	1/27/2005	\$779,144	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	362504	9099	11/1/2005	\$4,450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	400050	0055	5/17/2006	\$3,300,000	NO MARKET EXPOSURE
1	542730	0046	6/16/2005	\$5,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	675620	0020	8/2/2005	\$2,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	675620	0030	6/14/2004	\$5,900,000	CORRECTION DEED
1	739730	0070	12/30/2004	\$3,200,000	TEAR DOWN; NO MARKET EXPOSURE
1	739730	0081	4/25/2006	\$1,101,000	NO MARKET EXPOSURE
1	739730	0120	8/22/2006	\$11,000,000	IMP COUNT
1	739730	0230	7/23/2004	\$860,000	QUESTIONABLE PER APPRAISAL
1	866230	0030	5/5/2005	\$795,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	920890	0051	12/21/2005	\$4,350,000	IMP HAS MINIMAL VALUE
1	920890	0075	11/14/2005	\$3,385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	980810	0026	11/14/2005	\$3,725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	980810	0026	7/20/2005	\$3,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	980810	0030	6/30/2004	\$7,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	980870	0259	4/6/2004	\$620,000	TEAR DOWN
1	980870	0395	2/22/2006	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	980870	0845	4/29/2004	\$1,518,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	980870	0975	8/30/2005	\$1,700,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	980870	0975	8/30/2005	\$1,700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	980870	1015	4/24/2006	\$3,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	025150	0010	11/19/2005	\$1,865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	025150	0060	9/30/2004	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	025150	0080	2/22/2006	\$1,080,000	TEAR DOWN
5	025150	0120	3/22/2005	\$1,430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	025150	0280	3/24/2005	\$833,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	025150	0290	6/8/2004	\$885,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	054010	0065	1/8/2004	\$695,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	054010	0110	4/5/2005	\$699,000	OBSOLESCENCE
5	054010	0500	8/24/2006	\$1,250,000	BUILDER OR DEVELOPER SALES
5	054010	0514	8/30/2006	\$1,100,000	BUILDER OR DEVELOPER SALES
5	054010	0841	5/8/2006	\$600,000	NO MARKET EXPOSURE
5	063200	0130	8/9/2005	\$1,300,000	BUILDER OR DEVELOPER SALES
5	064320	0010	9/22/2004	\$1,672,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	094260	0010	3/29/2004	\$730,000	NON-REPRESENTATIVE SALE
5	155210	0055	6/1/2006	\$1,500,000	PLOTTAGE
5	155210	0080	9/16/2004	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	165150	0005	6/10/2005	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	165180	0010	10/1/2004	\$691,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	165180	0260	2/2/2004	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	165180	0270	2/9/2004	\$859,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	165190	0210	4/1/2004	\$700,000	NON-REPRESENTATIVE SALE
5	165350	0060	7/14/2006	\$808,500	NO MARKET EXPOSURE
5	165600	0040	3/1/2004	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	180200	0040	10/4/2006	\$3,200,000	IMP AV NOT 100% FOR 2006
5	187290	0006	12/19/2005	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	187290	0015	12/10/2004	\$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	187290	0030	10/19/2006	\$840,000	NO MARKET EXPOSURE
5	192505	9049	6/10/2004	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	192505	9069	10/4/2004	\$829,000	DIVORCE; NON-REPRESENTATIVE SALE
5	192505	9081	9/12/2006	\$2,865,500	IMP AV NOT 100% FOR 2006
5	192505	9193	12/21/2005	\$1,455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	201870	0065	11/9/2004	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	201870	0117	6/3/2006	\$939,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	201870	0136	12/10/2004	\$875,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	202505	9012	2/8/2005	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	207900	0060	10/28/2005	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	207900	0070	8/17/2005	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	209900	0010	6/1/2006	\$2,100,000	PLOTTAGE
5	209900	0070	3/22/2005	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	221050	0006	12/14/2005	\$1,535,000	RELOCATION - SALE TO SERVICE
5	221050	0009	3/15/2005	\$650,000	NO MARKET EXPOSURE
5	221050	0014	3/9/2004	\$735,000	NON-REPRESENTATIVE SALE
5	221050	0016	6/30/2006	\$950,000	TEAR DOWN; NO MARKET EXPOSURE
5	221050	0201	5/31/2004	\$550,000	NO MARKET EXPOSURE
5	221050	0227	12/27/2004	\$551,000	NO MARKET EXPOSURE
5	247000	0090	5/23/2005	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	247000	0200	5/19/2006	\$1,133,000	NO MARKET EXPOSURE
5	247000	0200	7/16/2004	\$999,500	NO MARKET EXPOSURE
5	247000	0220	7/28/2004	\$1,650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	247010	0060	10/26/2004	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	247010	0150	11/8/2005	\$2,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	247010	0160	10/5/2006	\$2,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	247020	0010	7/19/2004	\$1,199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	247270	0110	5/18/2005	\$455,000	RELOCATION - SALE TO SERVICE
5	247270	0130	4/12/2004	\$324,000	QUESTIONABLE PER APPRAISAL
5	249810	0030	9/13/2004	\$705,000	TEAR DOWN
5	252504	9065	11/18/2004	\$637,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	252504	9078	2/14/2005	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	252504	9201	3/12/2004	\$750,000	NON-REPRESENTATIVE SALE
5	252504	9242	1/18/2006	\$1,115,000	BUILDER OR DEVELOPER SALES
5	252504	9259	10/26/2004	\$1,500,000	NO MARKET EXPOSURE
5	254070	0040	4/25/2006	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	254070	0100	5/3/2005	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	254070	0280	9/28/2006	\$1,210,000	NO MARKET EXPOSURE
5	254070	0320	6/30/2005	\$675,000	TEAR DOWN; NO MARKET EXPOSURE
5	256630	0045	5/24/2005	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	302505	9027	6/7/2006	\$1,460,000	BUILDER OR DEVELOPER SALES
5	302505	9055	4/13/2005	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	302505	9055	9/8/2004	\$640,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	302505	9124	10/20/2005	\$856,000	BUILDER OR DEVELOPER SALES
5	302505	9125	8/16/2006	\$760,000	TEAR DOWN; NO MARKET EXPOSURE
5	302530	0207	6/6/2006	\$1,180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	302530	0207	5/27/2004	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	302530	0341	2/1/2005	\$760,000	TEAR DOWN
5	302530	0370	10/26/2005	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	326230	0123	6/26/2006	\$1,030,000	QUESTIONABLE PER APPRAISAL
5	326230	0215	1/30/2004	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	326230	0385	1/3/2005	\$175,000	STATEMENT TO DOR
5	326230	0385	1/5/2005	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed From This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	326230	0410	2/16/2005	\$1,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	326230	0480	5/5/2005	\$610,000	QUESTIONABLE PER APPRAISAL
5	326230	0485	7/28/2004	\$519,500	TEAR DOWN
5	326230	0585	9/11/2006	\$1,295,000	IMP HAS MINIMAL VALUE
5	326230	0625	6/14/2004	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	326230	0675	7/5/2006	\$615,000	QUESTIONABLE PER APPRAISAL
5	326230	0725	5/5/2006	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	326230	0815	6/6/2006	\$346,890	NO MARKET EXPOSURE
5	326230	0835	11/3/2006	\$775,000	IMP HAS MINIMAL VALUE
5	326230	0940	8/20/2004	\$229,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	326230	1115	4/1/2004	\$726,500	IMP HAS MINIMAL VALUE
5	326230	1467	5/18/2004	\$615,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	332350	0040	12/18/2006	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	362504	9063	10/26/2004	\$900,000	RELOCATION - SALE TO SERVICE
5	362504	9063	10/26/2004	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	362504	9106	6/15/2004	\$795,000	NO MARKET EXPOSURE
5	383550	0106	5/26/2006	\$952,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	383550	0140	12/28/2006	\$950,000	BUILDER OR DEVELOPER SALES
5	383550	0246	5/5/2005	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	383550	0415	10/5/2005	\$675,000	NO MARKET EXPOSURE
5	383550	0415	4/28/2006	\$775,000	TEAR DOWN; NO MARKET EXPOSURE
5	383550	2510	8/12/2005	\$2,100,000	TEAR DOWN; NO MARKET EXPOSURE
5	383550	2655	6/17/2004	\$1,650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	383550	2720	9/22/2005	\$2,197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	383550	2720	4/14/2004	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	410710	0104	5/3/2005	\$850,000	NO MARKET EXPOSURE; TENANT
5	410710	0121	4/28/2005	\$403,000	QUIT CLAIM DEED
5	410710	0121	6/14/2006	\$870,000	TEAR DOWN; CORPORATE AFFILIATES
5	410710	0141	4/26/2006	\$1,700,000	IMP HAS MINIMAL VALUE
5	410710	0182	6/11/2004	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	410710	0183	9/18/2006	\$1,625,000	BUILDER OR DEVELOPER SALES
5	410710	0200	1/31/2006	\$715,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	410710	0200	1/31/2006	\$715,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	410710	0202	6/7/2006	\$2,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	410710	0204	2/1/2005	\$1,300,000	NON-REPRESENTATIVE SALE
5	410710	0205	10/25/2004	\$2,050,000	TEAR DOWN; NO MARKET EXPOSURE
5	410710	0281	2/23/2006	\$999,250	NO MARKET EXPOSURE
5	410710	0282	8/3/2006	\$1,050,000	NO MARKET EXPOSURE
5	410710	0285	7/22/2005	\$457,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	410710	0287	4/5/2006	\$1,060,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	410710	0303	2/14/2005	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	410710	0307	3/19/2004	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	412210	0035	4/21/2004	\$440,000	NON-REPRESENTATIVE SALE
5	412210	0125	6/17/2004	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	412210	0160	8/19/2005	\$477,500	NON-REPRESENTATIVE SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	412210	0160	7/15/2004	\$370,000	NON-REPRESENTATIVE SALE
5	412230	0091	2/25/2004	\$802,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	412250	0005	12/30/2004	\$859,400	RELATED PARTY, FRIEND, OR NEIGHBOR
5	412270	0110	8/23/2004	\$522,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	412270	0120	8/25/2004	\$525,000	NON-REPRESENTATIVE SALE
5	412270	0140	7/27/2004	\$900,000	QUESTIONABLE PER APPRAISAL
5	412270	0140	6/30/2004	\$620,000	QUESTIONABLE PER APPRAISAL
5	412290	0040	4/27/2005	\$769,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	412290	0050	4/28/2006	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	412290	0150	12/28/2004	\$739,000	RELOCATION - SALE TO SERVICE
5	412290	0160	2/8/2005	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	412290	0220	5/4/2004	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	438920	0432	7/5/2006	\$1,250,000	BUILDER OR DEVELOPER SALES
5	438920	0471	5/28/2004	\$1,650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	438920	0490	10/15/2004	\$500,000	BUILDER OR DEVELOPER SALES
5	438920	0665	5/3/2006	\$1,065,000	NO MARKET EXPOSURE
5	438920	0695	8/28/2006	\$1,285,000	NO MARKET EXPOSURE
5	438920	0740	4/25/2006	\$700,000	IMP HAS MINIMAL VALUE
5	438920	0761	5/27/2005	\$790,000	NO MARKET EXPOSURE
5	438920	0761	5/12/2004	\$417,650	BUILDER OR DEVELOPER SALES
5	438920	0773	4/25/2006	\$1,100,000	IMP COUNT
5	438920	0959	12/20/2006	\$900,000	BUILDER OR DEVELOPER SALES
5	438920	0996	7/7/2006	\$978,500	NO MARKET EXPOSURE
5	438920	1036	2/12/2004	\$670,000	NO MARKET EXPOSURE
5	438920	1096	10/26/2006	\$2,375,000	IMP AV NOT 100% FOR 2006
5	438920	1096	5/2/2005	\$630,000	TEAR DOWN; NO MARKET EXPOSURE
5	438920	1231	6/9/2005	\$960,000	TEAR DOWN; NO MARKET EXPOSURE
5	500650	0010	3/4/2004	\$3,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	542470	0075	4/5/2006	\$920,000	IMP HAS MINIMAL VALUE
5	542470	0105	2/24/2004	\$650,000	TEAR DOWN
5	542570	0020	2/25/2005	\$570,000	NO MARKET EXPOSURE
5	542570	0030	12/22/2005	\$711,393	QUIT CLAIM DEED
5	542570	0030	6/30/2006	\$3,900,000	QUESTIONABLE PER APPRAISAL
5	542570	0030	6/14/2006	\$2,650,000	QUESTIONABLE PER APPRAISAL
5	542570	0030	11/29/2004	\$650,000	BUILDER OR DEVELOPER SALES
5	542570	0210	8/5/2004	\$645,000	NON-REPRESENTATIVE SALE
5	542570	0255	8/23/2005	\$718,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	542630	0060	1/13/2004	\$548,000	NON-REPRESENTATIVE SALE
5	542711	0070	5/19/2006	\$289,059	NO MARKET EXPOSURE
5	546130	0250	4/26/2005	\$1,320,000	NO MARKET EXPOSURE
5	546130	0330	6/29/2005	\$1,495,000	NO MARKET EXPOSURE
5	549400	0040	5/24/2006	\$899,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	644730	0085	10/27/2004	\$1,045,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	644730	0096	9/26/2005	\$1,485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	644730	0265	8/25/2006	\$1,300,000	NO MARKET EXPOSURE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	644730	0275	6/7/2004	\$1,899,130	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	644730	0285	2/24/2004	\$2,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	644730	0320	2/28/2006	\$1,450,000	NO MARKET EXPOSURE
5	644860	0050	3/9/2004	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	644860	0150	8/15/2005	\$1,325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	644860	0180	8/18/2004	\$833,000	NO MARKET EXPOSURE
5	749000	0040	10/10/2006	\$96,724	QUESTIONABLE PER APPRAISAL
5	749000	0040	9/19/2006	\$96,724	QUESTIONABLE PER APPRAISAL
5	749000	0040	9/20/2006	\$96,724	QUESTIONABLE PER APPRAISAL
5	749000	0040	9/26/2006	\$96,724	QUESTIONABLE PER APPRAISAL
5	749000	0040	10/4/2006	\$96,724	QUESTIONABLE PER APPRAISAL
5	758370	0015	11/2/2004	\$1,500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	758370	0035	12/17/2004	\$483,910	BUILDER OR DEVELOPER SALES
5	758370	0080	12/22/2006	\$2,655,000	IMP AV NOT 100% FOR 2006
5	758370	0080	4/5/2005	\$573,000	TEAR DOWN; NO MARKET EXPOSURE
5	758370	0090	3/29/2004	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	796090	0012	8/28/2004	\$800,000	NO MARKET EXPOSURE
5	808490	0015	11/15/2006	\$3,250,000	IMP AV NOT 100% FOR 2006
5	808490	0020	9/15/2006	\$2,700,000	IMP AV NOT 100% FOR 2006
5	808540	0055	10/25/2006	\$622,000	QUIT CLAIM DEED
5	808540	0095	4/2/2005	\$768,000	NON-REPRESENTATIVE SALE
5	886100	0100	8/1/2006	\$385,352	QUIT CLAIM DEED
5	890750	0040	11/8/2006	\$1,600,000	NO MARKET EXPOSURE
5	890750	0055	9/8/2004	\$1,200,000	TEAR DOWN
5	890760	0110	5/31/2005	\$1,790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	890760	0130	3/18/2004	\$2,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	890762	0050	2/4/2005	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	896480	0020	11/8/2005	\$761,375	RELATED PARTY, FRIEND, OR NEIGHBOR
5	896480	0020	6/27/2005	\$163,625	QUIT CLAIM DEED
5	896480	0040	8/18/2006	\$1,300,000	NO MARKET EXPOSURE
5	896480	0045	4/27/2006	\$1,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	896480	0105	5/20/2004	\$825,000	NO MARKET EXPOSURE
5	896480	0115	3/1/2006	\$950,000	NO MARKET EXPOSURE
5	896480	0125	6/27/2005	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	896480	0125	2/23/2004	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	896480	0145	6/10/2005	\$1,140,000	NON-REPRESENTATIVE SALE
5	896480	0240	3/8/2005	\$900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	896480	0275	8/10/2004	\$737,000	IMP HAS BEEN REMOVED
5	896480	0315	2/18/2005	\$950,000	TEAR DOWN; CORPORATE AFFILIATES
5	896480	0330	6/1/2006	\$1,200,000	NO MARKET EXPOSURE
5	896480	0425	4/6/2006	\$1,150,000	CORPORATE AFFILIATES
5	896480	0425	8/25/2004	\$430,000	TEAR DOWN; NO MARKET EXPOSURE
5	896480	0505	6/24/2004	\$585,000	QUESTIONABLE PER APPRAISAL;
5	896480	0505	12/17/2004	\$650,000	NO MARKET EXPOSURE
5	896480	0620	6/3/2004	\$829,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	896480	0710	4/26/2004	\$585,000	TENANT
5	896480	0720	5/20/2004	\$667,000	NON-REPRESENTATIVE SALE
5	896480	0730	4/28/2005	\$654,750	NO MARKET EXPOSURE
5	896480	0815	9/12/2006	\$2,925,000	IMP AV NOT 100% FOR 2006
5	896480	0860	2/23/2006	\$1,275,000	NO MARKET EXPOSURE
5	896480	1010	3/28/2006	\$930,000	NO MARKET EXPOSURE
5	896480	1015	4/8/2005	\$708,000	TENANT
5	896480	1030	11/10/2006	\$1,306,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	896480	1030	8/13/2005	\$907,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	896480	1030	12/28/2004	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	896480	1030	7/12/2004	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	929090	0140	8/25/2006	\$1,100,000	IMP HAS MINIMAL VALUE
5	931390	0025	10/8/2004	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	931560	0090	3/31/2004	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	931560	0110	4/16/2004	\$668,000	NON-REPRESENTATIVE SALE
5	931560	0150	6/29/2005	\$855,000	NO MARKET EXPOSURE
5	931570	0010	6/22/2004	\$920,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	931570	0020	10/11/2004	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	932030	0030	7/19/2004	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	932030	0070	5/4/2005	\$999,000	NON-REPRESENTATIVE SALE
5	932030	0100	7/16/2004	\$1,300,000	NO MARKET EXPOSURE
5	932380	0050	3/23/2004	\$1,100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	932380	0105	12/28/2005	\$995,000	IMP HAS MINIMAL VALUE
5	955740	0080	7/23/2005	\$979,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	029200	0030	10/23/2006	\$157,500	QUIT CLAIM DEED
9	032200	0010	11/27/2006	\$495,000	NO MARKET EXPOSURE
9	052405	9159	4/23/2004	\$762,500	QUESTIONABLE PER APPRAISAL
9	052405	9228	10/10/2005	\$1,800,000	IMP HAS MINIMAL VALUE
9	052405	9240	5/23/2005	\$500,000	QUIT CLAIM DEED
9	062405	9025	4/28/2005	\$680,000	NO MARKET EXPOSURE
9	062900	0100	10/21/2004	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062900	0180	10/20/2004	\$750,000	NO MARKET EXPOSURE
9	062900	0195	7/2/2004	\$440,000	TEAR DOWN; NO MARKET EXPOSURE
9	062900	0365	8/19/2004	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062900	0420	11/22/2004	\$505,000	NO MARKET EXPOSURE
9	062900	0450	7/26/2004	\$400,000	TEAR DOWN; NO MARKET EXPOSURE
9	062900	0479	7/14/2005	\$873,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	062900	0610	6/10/2005	\$30,155	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062900	0615	5/7/2004	\$637,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	062900	0655	3/24/2005	\$1,450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062900	0665	8/9/2005	\$965,000	NO MARKET EXPOSURE
9	062900	0785	5/20/2005	\$1,325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062900	0816	4/5/2005	\$1,025,000	TEAR DOWN; NO MARKET EXPOSURE
9	062900	0825	2/18/2005	\$36,000	QUIT CLAIM DEED
9	066600	0230	6/9/2004	\$454,000	IMP HAS MINIMAL VALUE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 33**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	082405	9089	11/29/2006	\$1,050,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	082405	9226	10/13/2005	\$1,137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	082405	9275	9/23/2004	\$769,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	234430	0025	6/8/2004	\$1,380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	234430	0071	4/10/2006	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	234430	0096	4/26/2005	\$599,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	249810	0055	3/30/2005	\$5,185,654	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	249810	0065	6/10/2005	\$3,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	257120	0010	2/23/2005	\$689,000	NON-REPRESENTATIVE SALE
9	257120	0090	8/17/2004	\$530,000	NO MARKET EXPOSURE
9	326830	0055	7/1/2005	\$519,925	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	326830	0055	5/1/2006	\$521,500	NO MARKET EXPOSURE
9	326830	0105	4/6/2006	\$919,000	NO MARKET EXPOSURE
9	326830	0120	5/27/2004	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	385990	0115	3/25/2005	\$780,000	NO MARKET EXPOSURE
9	385990	0200	12/12/2005	\$1,040,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	386090	0136	10/17/2006	\$882,000	BUILDER OR DEVELOPER SALES
9	438920	0460	9/2/2005	\$1,750,000	GOVERNMENT AGENCY
9	438920	0460	1/14/2005	\$1,650,000	GOVERNMENT AGENCY
9	549160	0020	4/14/2004	\$355,000	NO MARKET EXPOSURE
9	549160	0060	9/14/2005	\$975,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	549170	0090	2/1/2005	\$950,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	549170	0170	5/18/2005	\$1,675,000	NO MARKET EXPOSURE
9	549170	0210	9/27/2004	\$630,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	549170	0210	10/24/2006	\$838,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	549220	0010	3/18/2004	\$387,000	IMP HAS MINIMAL VALUE
9	549220	0055	12/15/2004	\$467,000	NO MARKET EXPOSURE
9	549220	0075	11/7/2006	\$1,298,000	IMP AV NOT 100% FOR 2006
9	549310	0100	3/22/2004	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	549440	0180	11/22/2004	\$1,323,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	549440	0180	11/22/2004	\$1,323,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	562730	0202	8/29/2005	\$1,125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	573960	1300	11/1/2006	\$500,000	NO MARKET EXPOSURE
9	644730	0030	2/15/2005	\$5,500,000	TEAR DOWN
9	776870	0165	9/16/2004	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	776870	0170	7/6/2004	\$1,325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	776870	0325	8/11/2006	\$1,700,000	IMP HAS MINIMAL VALUE
9	778740	0020	9/22/2005	\$900,000	IMP HAS MINIMAL VALUE
9	778740	0030	5/19/2006	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	778740	0090	8/8/2006	\$1,805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	778740	0115	5/2/2005	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	938910	0040	6/30/2004	\$1,900,000	NO MARKET EXPOSURE
9	938910	0045	8/29/2006	\$1,285,000	IMP HAS MINIMAL VALUE
9	938910	0045	1/3/2005	\$950,000	IMP HAS MINIMAL VALUE
9	938910	0050	8/29/2006	\$1,285,000	IMP HAS MINIMAL VALUE



***Improved Sales Removed From This Physical Inspection Analysis  
Area 33***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	950220	0035	5/25/2004	\$640,000	TEAR DOWN; NO MARKET EXPOSURE

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 0.982%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +12.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

### **Area 33 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	4	0.773	0.958	23.9%	0.699	1.218
7	70	0.768	0.986	28.3%	0.942	1.029
8	93	0.780	1.035	32.7%	1.001	1.070
9	98	0.847	0.994	17.4%	0.962	1.027
10	105	0.875	0.983	12.3%	0.952	1.014
11	84	0.907	0.978	7.8%	0.950	1.006
12	65	0.895	0.982	9.7%	0.952	1.013
13	16	0.817	0.908	11.1%	0.853	0.963
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1950	34	0.792	0.992	25.2%	0.939	1.045
1951-1960	93	0.760	0.966	27.2%	0.931	1.002
1961-1970	61	0.862	1.020	18.3%	0.971	1.069
1971-1980	52	0.812	0.994	22.5%	0.942	1.046
1981-1990	80	0.901	1.019	13.1%	0.986	1.052
1991-2000	101	0.889	0.966	8.7%	0.940	0.993
>2000	114	0.872	0.963	10.4%	0.941	0.985
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	268	0.893	0.992	11.1%	0.973	1.011
Good	200	0.831	0.985	18.5%	0.962	1.008
Very Good	67	0.781	0.937	20.0%	0.907	0.968
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	270	0.839	1.005	19.8%	0.985	1.024
1.5	23	0.813	0.932	14.7%	0.867	0.998
2+	242	0.876	0.970	10.8%	0.951	0.989

### Area 33 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0801-1500	51	0.762	0.986	29.4%	0.939	1.033
1501-2000	96	0.760	0.999	31.5%	0.963	1.035
2001-2500	95	0.815	0.987	21.1%	0.954	1.019
2501-3000	75	0.925	1.002	8.3%	0.963	1.040
3001-4000	136	0.867	0.961	10.8%	0.938	0.984
4001-5000	58	0.914	0.993	8.6%	0.958	1.028
>5000	24	0.871	0.973	11.8%	0.914	1.032
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	337	0.860	0.984	14.4%	0.967	1.001
Y	198	0.857	0.981	14.4%	0.960	1.002
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	497	0.854	0.989	15.9%	0.976	1.003
Y	38	0.880	0.951	8.0%	0.903	0.999
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	114	0.883	0.962	8.9%	0.934	0.991
5	322	0.840	0.999	18.9%	0.981	1.016
9	99	0.872	0.967	10.8%	0.938	0.996
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
03000-08000	25	0.779	0.991	27.2%	0.921	1.061
08001-12000	132	0.796	0.975	22.4%	0.947	1.002
12001-16000	111	0.830	0.981	18.2%	0.951	1.011
16001-20000	124	0.907	0.999	10.1%	0.973	1.025
20001-30000	120	0.898	0.995	10.8%	0.967	1.022
30001-43559	16	0.817	0.909	11.3%	0.828	0.990
1AC-3AC	7	0.826	0.963	16.5%	0.715	1.211

## 2006 Improved All Parcel Ratio Analysis

District/Team:	NE/Team 1	Lien Date:	01/01/2006	Date of Report:	7/3/2007	Sales Dates:	1/2004- 12/2006
Area	33	Appr ID:	PPAG	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	No
SAMPLE STATISTICS							
Sample size (n)		535					
Mean Assessed Value		1,364,900					
Mean Sales Price		1,590,000					
Standard Deviation AV		962,677					
Standard Deviation SP		1,097,459					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.864					
Median Ratio		0.852					
Weighted Mean Ratio		0.858					
UNIFORMITY							
Lowest ratio		0.405					
Highest ratio:		1.505					
Coefficient of Dispersion		17.93%					
Standard Deviation		0.192					
Coefficient of Variation		22.26%					
Price Related Differential (PRD)		1.007					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.835					
Upper limit		0.868					
95% Confidence: Mean							
Lower limit		0.848					
Upper limit		0.881					
SAMPLE SIZE EVALUATION							
N (population size)		4011					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.192					
Recommended minimum:		59					
Actual sample size:		535					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		285					
# ratios above mean:		250					
z:		1.513					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.30	9
0.40	35
0.50	66
0.60	90
0.70	128
0.80	77
0.90	65
1.00	43
1.10	12
1.20	8

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 33

## 2007 Improved All Parcel Ratio Analysis

District/Team:	NE/Team 1	Lien Date:	01/01/2007	Date of Report:	7/3/2007	Sales Dates:	1/2004 - 12/2006
Area	33	Appr ID:	PPAG	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	No
SAMPLE STATISTICS							
Sample size (n)		535					
Mean Assessed Value		1,562,000					
Mean Sales Price		1,590,000					
Standard Deviation AV		995,629					
Standard Deviation SP		1,097,459					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		1.013					
Median Ratio		0.994					
Weighted Mean Ratio		0.982					
UNIFORMITY							
Lowest ratio		0.605					
Highest ratio:		1.575					
Coefficient of Dispersion		12.18%					
Standard Deviation		0.157					
Coefficient of Variation		15.47%					
Price Related Differential (PRD)		1.031					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.976					
Upper limit		1.011					
95% Confidence: Mean							
Lower limit		1.000					
Upper limit		1.027					
SAMPLE SIZE EVALUATION							
N (population size)		4011					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.157					
Recommended minimum:		39					
Actual sample size:		535					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		298					
# ratios above mean:		237					
z:		2.637					
Conclusion:		Non-normal					

Ratio Frequency

Ratio	Frequency
0.75	30
0.85	88
0.95	155
1.05	126
1.15	62
1.25	42
1.35	15
1.45	8
1.55	2

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

### COMMENTS:

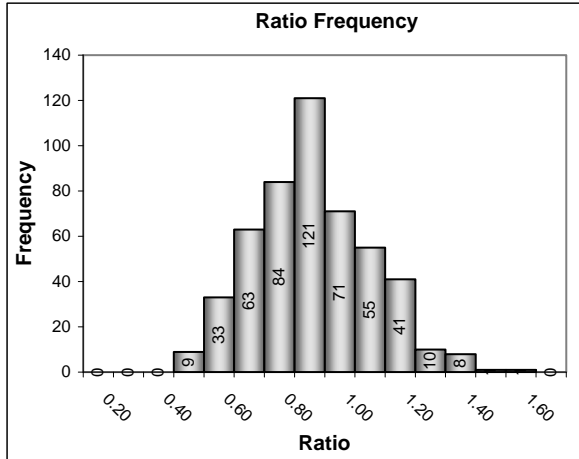
1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

## 2006 Improved Uplands Parcel Ratio Analysis

District/Team: NE/Team 1	Lien Date: 01/01/2006	Date of Report: 7/3/2007	Sales Dates: 1/2004- 12/2006																						
Area Area 33 Uplands	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																						
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table border="1"><caption>Histogram Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.30-0.40</td><td>9</td></tr><tr><td>0.40-0.50</td><td>33</td></tr><tr><td>0.50-0.60</td><td>63</td></tr><tr><td>0.60-0.70</td><td>84</td></tr><tr><td>0.70-0.80</td><td>121</td></tr><tr><td>0.80-0.90</td><td>71</td></tr><tr><td>0.90-1.00</td><td>55</td></tr><tr><td>1.00-1.10</td><td>41</td></tr><tr><td>1.10-1.20</td><td>10</td></tr><tr><td>1.20-1.30</td><td>8</td></tr></tbody></table>		Ratio Bin	Frequency	0.30-0.40	9	0.40-0.50	33	0.50-0.60	63	0.60-0.70	84	0.70-0.80	121	0.80-0.90	71	0.90-1.00	55	1.00-1.10	41	1.10-1.20	10	1.20-1.30	8
Ratio Bin	Frequency																								
0.30-0.40	9																								
0.40-0.50	33																								
0.50-0.60	63																								
0.60-0.70	84																								
0.70-0.80	121																								
0.80-0.90	71																								
0.90-1.00	55																								
1.00-1.10	41																								
1.10-1.20	10																								
1.20-1.30	8																								
Sample size (n)	497																								
Mean Assessed Value	1,192,200																								
Mean Sales Price	1,396,800																								
Standard Deviation AV	638,502																								
Standard Deviation SP	723,065																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	0.861																								
Median Ratio	0.847																								
Weighted Mean Ratio	0.854																								
UNIFORMITY																									
Lowest ratio	0.405																								
Highest ratio:	1.505																								
Coefficient of Dispersion	17.99%																								
Standard Deviation	0.193																								
Coefficient of Variation	22.43%																								
Price Related Differential (PRD)	1.009																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.833																								
Upper limit	0.866																								
95% Confidence: Mean																									
Lower limit	0.844																								
Upper limit	0.878																								
SAMPLE SIZE EVALUATION																									
N (population size)	3556																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.193																								
Recommended minimum:	60																								
Actual sample size:	497																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	266																								
# ratios above mean:	231																								
z:	1.570																								
Conclusion:	Normal*																								
*i.e. no evidence of non-normality																									

**COMMENTS:**  
  
1 to 3 Unit Residences throughout area 33



**COMMENTS:**

1 to 3 Unit Residences throughout area 33

## 2007 Improved Uplands Parcel Ratio Analysis

District/Team: NE/Team 1	Lien Date: 01/01/2007	Date of Report: 7/3/2007	Sales Dates: 1/2004 - 12/2006
Area Area 33 Uplands	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	497		
Mean Assessed Value	1,382,100		
Mean Sales Price	1,396,800		
Standard Deviation AV	656,431		
Standard Deviation SP	723,065		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.016		
Median Ratio	0.996		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.605		
Highest ratio:	1.575		
Coefficient of Dispersion	12.27%		
Standard Deviation	0.157		
Coefficient of Variation	15.48%		
Price Related Differential (PRD)	1.027		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.976		
Upper limit	1.011		
95% Confidence: Mean			
Lower limit	1.002		
Upper limit	1.030		
SAMPLE SIZE EVALUATION			
N (population size)	3556		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.157		
Recommended minimum:	40		
Actual sample size:	497		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	278		
# ratios above mean:	219		
z:	2.647		
Conclusion:	Non-normal		

Ratio Frequency

Ratio Bin	Frequency
0.60-0.70	25
0.70-0.80	82
0.80-0.90	146
0.90-1.00	111
1.00-1.10	61
1.10-1.20	41
1.20-1.30	15
1.30-1.40	7
1.40-1.50	4

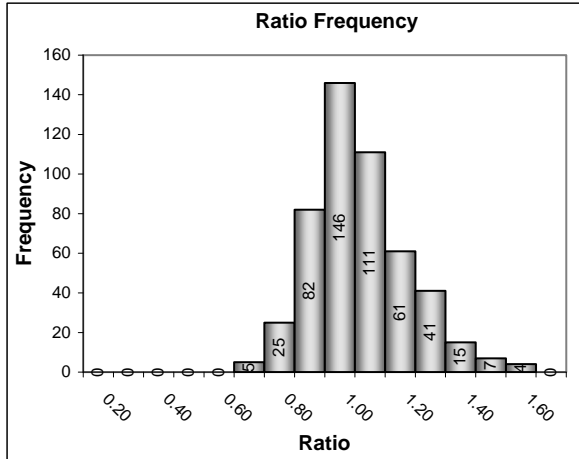
Frequency

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.



**COMMENTS:**

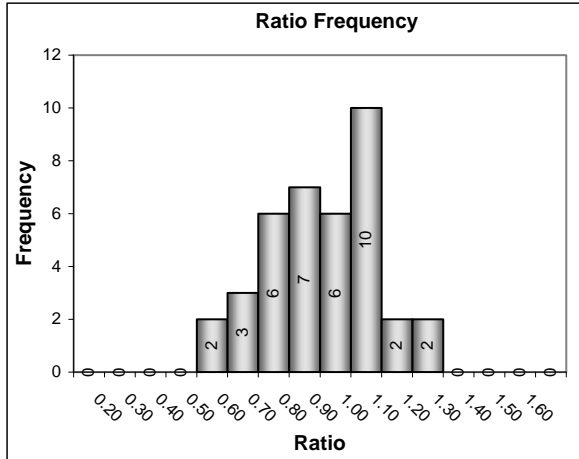
1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.



## 2006 Improved Waterfront Parcel Ratio Analysis

District/Team: NE/Team 1	Lien Date: 01/01/2006	Date of Report: 7/3/2007	Sales Dates: 1/2004- 12/2006
Area Area 33 Waterfront	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	38		
Mean Assessed Value	3,623,300		
Mean Sales Price	4,116,800		
Standard Deviation AV	1,506,967		
Standard Deviation SP	1,820,702		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.909		
Median Ratio	0.928		
Weighted Mean Ratio	0.880		
UNIFORMITY			
Lowest ratio	0.572		
Highest ratio:	1.240		
Coefficient of Dispersion	16.24%		
Standard Deviation	0.179		
Coefficient of Variation	19.72%		
Price Related Differential (PRD)	1.033		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 33	
Lower limit	0.835		
Upper limit	1.019		
95% Confidence: Mean			
Lower limit	0.852		
Upper limit	0.966		
SAMPLE SIZE EVALUATION			
N (population size)	455		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.179		
Recommended minimum:	51		
Actual sample size:	38		
Conclusion:	Uh-oh		
NORMALITY			
Binomial Test			
# ratios below mean:	18		
# ratios above mean:	20		
z:	0.324		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



**COMMENTS:**

1 to 3 Unit Residences throughout area 33

## 2007 Improved Waterfront Parcel Ratio Analysis

District/Team: NE/Team 1	Lien Date: 01/01/2007	Date of Report: 7/3/2007	Sales Dates: 1/2004 - 12/2006
Area Area 33 Waterfront	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	38		
Mean Assessed Value	3,914,900		
Mean Sales Price	4,116,800		
Standard Deviation AV	1,552,293		
Standard Deviation SP	1,820,702		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.977		
Median Ratio	0.985		
Weighted Mean Ratio	0.951		
UNIFORMITY			
Lowest ratio	0.729		
Highest ratio:	1.497		
Coefficient of Dispersion	10.87%		
Standard Deviation	0.147		
Coefficient of Variation	15.00%		
Price Related Differential (PRD)	1.027		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.912		
Upper limit	1.027		
95% Confidence: Mean			
Lower limit	0.930		
Upper limit	1.024		
SAMPLE SIZE EVALUATION			
N (population size)	455		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.147		
Recommended minimum:	34		
Actual sample size:	38		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	18		
# ratios above mean:	20		
z:	0.324		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

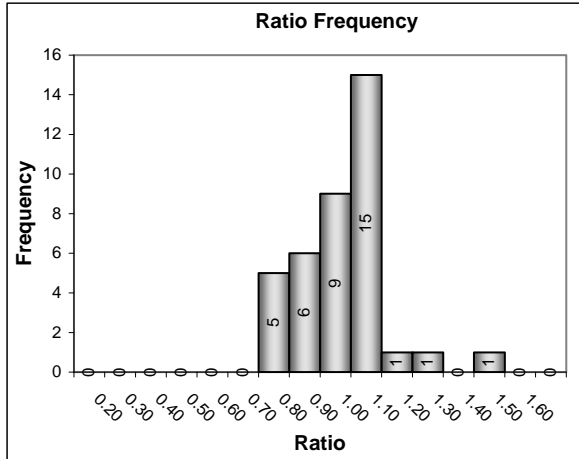
Ratio	Frequency
0.70	5
0.80	6
0.90	9
1.00	15
1.10	1
1.20	1
1.30	0
1.40	1
1.50	0
1.60	0

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.



### COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

# USPAP Compliance

## **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.*

## **Definition and date of value estimate:**

### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

### **Highest and Best Use**

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

**True and fair value -- Highest and best use.** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

*'Highest and best use' is defined in The Appraisal of Real Estate, twelfth edition, page 305, as follows:*

*"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
- 3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope Of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*

**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll



---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr